









Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

March 6, 1990



Dennis F. Rasmussen  
County Executive

Jeffrey H. Gray, Esquire  
17000 York Road, P.O. Box 51  
Monkton, MD 21111-0051

RE: Item No. 3  
Case No. R90-172  
Petitioner: Thomas J. Graziano,  
et ux  
Reclassification Petition

Dear Mr. Gray:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle I). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to revise these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before October 26, 1989. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Thomas J. Graziano  
21612 New Freedom Road  
Freeland, MD 21053cc:

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this  
30th day of August, 1989.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

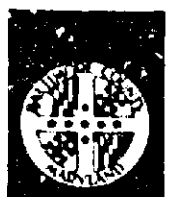
*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Thomas J. Graziano, et ux

Petitioner's Attorney: Jeffrey H. Gray

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Towson, Maryland 21204  
(301) 887-3554

October 27, 1989



Dennis F. Rasmussen  
County Executive

Mr. William Hackett  
Chairman, Board of Appeals  
County Office Building  
Towson, Maryland 21204

Zoning Reclassification Cycle II  
Item No. 3  
Property Owner:  
Case No./Hearing Date:  
Location:  
Existing Zoning:  
Election District:  
Councilmanic District:  
Acres:  
Proposed Zoning:

Oct. 1989 - April 1990  
Thomas J. & Freeda Z. Graziano  
R-90-172; March 21, 1990  
NW/5 Freeland Road, 2320' NE  
of Middletown Road  
R.C. 2  
6th  
3rd  
5.883  
R.C. 5

Dear Mr. Hackett:

The proposed zoning change from R.C. 2 to R.C. 5 is not expected to be a major traffic generator.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF/lw

RECEIVED  
OCT 31 1989

ZONING OFFICE

Baltimore County  
Fire Department  
800 York Road  
Towson, Maryland 21204-2586  
(301) 887-4500  
Paul H. Reincke  
Chief

OCTOBER 11, 1989



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

FE: Property Owner: THOMAS J. & FREEDA Z. GRAZIANO

Location: NW/S FREELAND ROAD

Item No.: NORTHEEN SECTOR Zoning Agenda: OCTOBER, 1989-  
3 APRIL, 1990  
CASE NO. CR-90-172

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

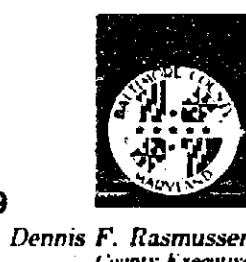
REVIEWER: *Paul H. Reincke* Noted and Approved *Paul H. Reincke*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

37/ELK

OCT 17 1989

Baltimore County  
Office of Planning & Zoning  
County Courts Building, Suite 406  
401 Essex Avenue  
Towson, Maryland 21204  
(301) 887-3211  
P. David Fields  
Director

September 22, 1989



Dennis F. Rasmussen  
County Executive

Jeffrey H. Gray, Esquire  
Post Office Box 51  
Monkton, MD 21111-0051

Dear Mr. Gray:

At its regular monthly meeting yesterday, the Baltimore County Planning Board voted, in accordance with Section 2-58.1(i) of the County Code, to deny the request for certification that the Petition for zoning reclassification of the Graziano property (R-90-135) is manifestly required because of emergency.

The Petition, therefore, automatically remains one of the items to be considered during the current (October-April) Zoning Cycle (Cycle II). You may wish to check the official file in the Zoning Office to be certain that it contains the information required under Section 2-58.1(j).

Sincerely,

*P. David Fields*  
P. David Fields  
Secretary to the Planning Board

PDF/TD/frh

cc: William T. Hackett, Chairman, Board of Appeals  
J. Robert Haines, Zoning Commissioner  
Phyllis Cole Friedman, People's Counsel

RECEIVED  
COUNTY BOARD OF APPEALS  
SEP 29 PM 2:11

Baltimore County  
Office of Planning & Zoning  
County Courts Building, Suite 406  
401 Essex Avenue  
Towson, Maryland 21204  
(301) 887-3211  
P. David Fields  
Director

May 3, 1990



Dennis F. Rasmussen  
County Executive

Mr. William T. Hackett, Chairman  
Baltimore County Board of Appeals  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Subject: Amended Documented Site Plan  
Case #R-90-172  
Cycle II, Item 3

Dear Mr. Hackett:

Pursuant to Section 2-58.1(m) of the Baltimore County Code, the amendments to the documented site plan were referred by the County Board of Appeals to the Planning Board, a recommendation regarding the above-mentioned case is offered herewith.

Very truly yours,

*P. David Fields*  
P. David Fields, Secretary  
Baltimore County Planning Board

PDF:JL:ggl  
Attachment  
JANUARY 2/1990

RECEIVED  
COUNTY BOARD OF APPEALS  
NOV 10 AM 9:17

CYCLE II, ITEM 13

CASE NO. R90-172

PETITIONERS:

Thomas J. and Freeda Z. Graziano

LOCATION:

The property is located on the northwest side of Freeland Road, 2,320 feet northeast of Middletown Road.

AREA OF SITE:

5.883 acres

EXISTING ZONING:

R.C. 2, (Resource Conservation - Agriculture)

REQUESTED ACTION:

Reclassification to R.C. 5 (Resource Conservation - rural residential)

ZONING OF ADJACENT PROPERTIES/USE:

Northeast - R.C. 2, Agriculture and detached single-family residential dwellings.

Northwest - R.C. 2, Agriculture and detached single-family dwelling.

Southeast - R.C. 2, Agriculture and detached single-family dwelling.

Southwest - R.C. 2, Agriculture and detached single-family dwellings.

SUMMARY AND RECOMMENDATIONS:

The Petitioner is requesting the rezoning of 5.883 acres of land from R.C. 2 to R.C. 5. In reference to this request, staff offers the following information:

- The subject property, a portion of a larger tract, was owned in its entirety by Lizzetta Bedgar prior to 1976. At that time, she prepared a "Last Will and Testament" with the intention of allocating one parcel to the petitioner and one parcel to her grandson. In 1979, the R.C. 2 regulations were changed and the tract mentioned in Bedgar's Will became a single tract and could not be subdivided. Upon Mrs. Bedgar's death in 1981, the lots described in the Will were distributed to the grandson and the petitioner. Subsequently, the petitioner applied for a building permit which was denied because density had been exceeded.



Case No. 87-478-SPH was originally heard by the Zoning Commissioner who denied the Petitioner's request for a building permit on the property subject to this reclassification petition. An Appeal was filed, and the Board of Appeals overturned the Commissioner's decision on March 1, 1988. A further Appeal was filed with the Circuit Court which found the County Board of Appeals' order to be contrary to the law. Accordingly, the Board's decision was reversed. In his decision, dated November 11, 1988, Judge Dana Levitz indicated that, "Mr. Graziano can request a Special Exception (sic) to the zoning regulation in the form of a documented site plan."

The subject property is currently in an active agricultural use. In fact, a field inspection by the Office of Planning and Zoning determined that corn had been planted on the tract.

#### PLANNING BOARD RECOMMENDATION:

Because of the unique history of this parcel and acknowledgement that some inequities may have occurred with respect to this parcel, the Planning Board recommends that the Petitioner's request be granted conditioned, however, on the following:

- (1) The final approval of the building permit shall be subject to the prior approval, by the Director of the Department of Environmental Protection and Resource Management, of the required environmental impact statement; and
- (2) The final approval of the building permit shall be subject to the prior approval, by the Director of Planning, of the compatibility of the proposed residence with adjacent residences in relation to site coverage, setback, height, character and exterior materials.
- (3) The Petitioners shall, in accordance with commitments expressed through their legal counsel to the Baltimore County Planning Board, file an application during Period 1 of the 1991-92 Comprehensive Zoning Map process to have this property reclassified to R.C. 2 Zoning.

#### PROPOSED VS. EXISTING ZONING:

The R.C. 5 zone was created to provide for orderly residential growth in areas which will not be served by public water or sewer. Subdivision of R.C. 5 zoned land is permitted with a minimum lot size of one acre and an average tract density of 1 1/2 acres per lot. If the property was reclassified to R.C. 5 it would have the density capability to support three dwellings.

The regulations for R.C. 2 and R.C. 5 zones may be found in Sections 1A01 and 1A04 of the Baltimore County Zoning Regulations.

2

The R.C. 2 zone was created to prevent land uses incompatible to agricultural use. Subdivision of R.C. 2 zoned land for residential purposes is restricted so that a tract having a gross area of between two and 100 acres may be divided at a rate of one lot per 50 acres of gross area. A minimum lot size of one acre is required. Because this lot was one of three lots created from a 20 acre tract, it has no remaining residential density available.

#### SITE DESCRIPTION:

The site contains 5.883 acres. It slopes moderately from the road frontage to the rear. The site is currently used for planting and growing of farm crops. The property follows a ridge line along Freeland Road.

#### TRAFFIC/ROADS:

The property has access to Freeland Road which serves as a minor collector.

#### PROPERTIES IN THE VICINITY:

This particular area is interspersed with single-family detached dwellings, however, it is predominately agricultural in nature.

#### WATER/SEWER:

The Petitioner's property is not served by public water or sewer. Private well water and a septic system would have to be provided on the site.

#### APPROVED/PROPOSED PLANS:

The subject property is located within an Agricultural Priority Area as identified in the Recreation, Parks, and Land Preservation in Baltimore County, A Plan for the 1990's. Residential development is not encouraged within these areas and is viewed as a conflict with agriculture.

#### ZONING HISTORY:

The subject property has been zoned R.C. 2 since 1976 when the R.C. zones were applied by the County Council. This site was considered as a map issue (#3-302) as part of the 1988 Comprehensive Zoning Map process. This issue involved a rezoning request from R.C. 2 to R.C. 5 on the entire 5.88 acre parcel which was denied by County Council.

3

#### DOCUMENTED SITE PLAN:

The Petitioner has provided a documented site plan which indicates a building developed with a setback of 50 feet to the perimeter of the property line. The plot also contains the following note limiting the use of the property:

"Single-family dwelling, as a residence and to be only used as a matter of right in the R.C. 5 Zone as described in the Baltimore County Zoning Regulations."

The plan also specifies the following range of materials to be used in the construction of the dwelling:

"Block or poured concrete foundation walls; frame construction; brick veneer or vinyl/aluminum frame siding."

#### INTER-AGENCY COMMENTS:

See attached.

PK:JL:gg1  
R90-172

JAN'UA.1/TXTGGL

4

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert T. Dube, Superintendent

Towson, Maryland - 21204

October 26, 1989

Mr. Jeffrey Long  
Community Planner  
Office of Planning and Zoning  
Mail Stop #1108

Re: Zoning Reclassification Cycle II

Dear Jeff:

Thank you for taking time out of your busy schedule to meet with members of the Department of Planning to discuss the Cyclical Zoning Reclassification Process.

Please be advised that we have analyzed the 9 petitions included on the October, 1989 - April, 1990 Zoning Reclassification Cycle II list, and note that Items 1, 5, 6, 7, 8, and 9 are non-residential requests and, therefore, will have no impact on Baltimore County Public Schools.

Those petitions involving increases in residential zoning and the subsequent affect on our school system are summarized as follows:

- Item 2 - Coves Farm Investment Company  
Documented Site Plan indicates a golf course with a potential 20 building lots. - No significant affect on student population.
- Item 3 - Thomas J. and Freeda Z. Graziano  
Site consists of 5.8 acres and according to a representative of the Office of Planning and Zoning will probably yield 1 building lot. - No significant impact on student population.
- Item 4 - Dickie Howard Goodman  
Site consists of 60.14 acres and the request would substantially increase the density allowed from 13 to 625 units.

This proposed development falls within the Pot Spring Elementary, Cockeysville Middle and Dulsey High School Districts. Pot Spring Elementary is currently crowded and projections indicate continuing enrollment increases.

- 30 -

Mr. Jeffrey Long  
Office of Planning and Zoning - N.S.1108  
Re: Zoning Reclassification Cycle II  
Page Two

October 26, 1989

Attached please find data prepared by this office indicating the expected pupil yields from this proposed development.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

James E. Kraft, Manager  
Department of Planning

JEK:ms  
Attachments: 2  
cc: Dr. W. G. Apprey  
Mrs. B. Pickelstimer

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Towson, Maryland 21204  
(301) 587-5554

October 27, 1989

Mr. William Hackett  
Chairman, Board of Appeals  
County Office Building  
Towson, Maryland 21204



Zoning Reclassification Cycle II  
Item No. 3  
Property Owner:  
Case No./Hearing Date:  
Location:  
Existing Zoning:  
Election District:  
Councilmanic District:  
Acres:  
Proposed Zoning:

Oct. 1989 - April 1990  
Thomas J. & Freeda Z. Graziano  
R-90-172; March 21, 1990  
NW/4 Freeland Road, 2320' NE  
of Middletown Road  
R.C. 2  
6th  
3rd  
5.883  
R.C. 5

Dear Mr. Hackett:

The proposed zoning change from R.C. 2 to R.C. 5 is not expected to be a major traffic generator.

Very truly yours,

Michael S. Flanigan  
Traffic Engineer Associate II

MSF/lw

OCT 31 1989  
ZONING OFFICE

- 32 -

TO: Office of Planning & Zoning DATE: 11/1/89

RE: Issuing Issue Comments  
Project No. R-90-172

REVIEWER: Thomas J. & Freeda Z. Graziano

- The Department has no comments on the proposal.
- The proposal is consistent with the goals of the department and meets regulatory requirements.
- The project raises concerns in certain environmental areas, but is generally consistent with departmental goals (see comments).
- The project raises substantial concerns which do not conform with the goals of the department (see comments).
- The project would violate regulatory requirements and should be denied (see comments).

Petitioner Contact: N/A

Date:

Field Inspection: N/A

Date:

Comments: While the area is relatively small in size, the Department of Environmental Protection and Resource Management is concerned about the reduction of agriculturally zoned land. The area is surrounded by a large agricultural area. Development would not be consistent with Master Plan priorities.

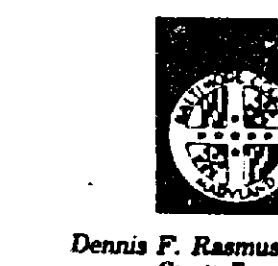
Signature: *William Hackett*  
Title: Director  
Agency: Department of Environmental Protection and Resource Management

- 33 -

Baltimore County  
Fire Department  
800 York Road  
Towson, Maryland 21204-2556  
(301) 857-4500  
Paul H. Rasmussen  
Chief

OCTOBER 11, 1989

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204



RE: Property Owner: THOMAS J. & FREEDA Z. GRAZIANO

Location: NW/4 FREELAND ROAD

Item No.: 3  
NORTHERN SECTOR  
Zoning Agenda: OCTOBER, 1989 - APRIL, 1990  
CASE NO. CR-90-172

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *William Hackett* 10-17-89 Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

- 34 -



Baltimore County  
Office of Planning & Zoning  
County Courts Building, Suite 406  
401 Bosley Avenue  
Towson, Maryland 21204  
(301) 887-3211

RECEIVED  
AUG 9 1989

ZONING OFFICE

August 2, 1989

Jeffrey H. Gray, Esquire  
Post Office Box 51  
Monkton, MD 21111-051

RE: Reclassification,  
Graziano Property

Dear Mr. Gray:

After reviewing your July 17, 1989 letter and the accompanying materials, I agree that the Office of Planning & Zoning should recommend to the County Planning Board that Mr. & Mrs. Graziano's reclassification petition be certified for early action in accordance with Section 2-58.1(i) of the County Code. You should consult with Mr. Carl Richards in the County Zoning Office (887-3391) to assure that the petition is completely and correctly filed no later than August 28, 1989 so that we can properly schedule it for consideration by the appropriate Committee of the Board on September 7th and at the next meeting of the full Board on September 21st.

The certification, if granted by the Planning Board, is then subject to approval by the County Council before the case could be heard by the County Board of Appeals. If it is granted by the Planning Board on September 20th, we will immediately inform the County Council so that the Council's decision could be made at their meeting on October 16th.

Although agreeing to assist in every way possible for you to obtain an expedited hearing schedule, the Planning Staff cannot ignore its obligation to provide a written response to the Board of Appeals regarding the merits of the issue. Much as we can sympathize with the tragic personal circumstances in the case, we are bound to respect the standards in Sections 2-58.1(j) and (k) of the Code, and we have not yet seen any evidence or rationale for recommending the reclassification in accordance with those standards.



Dennis F. Rasmussen  
County Executive

If you have any questions on the procedural aspects of the case, please don't hesitate to contact Mr. Wally Lippincott (887-3480) or Mr. Tim Dugan (887-3211).

Sincerely,

*David Fields*  
P. David Fields  
Director

PDF:prh

cc: Mr. & Mrs. Graziano  
Carl Richards  
Wally Lippincott  
Tim Dugan

Baltimore County  
Planning Board  
Towson, Maryland 21204  
(301) 887-3211

April 24, 1990



Dennis F. Rasmussen  
County Executive

TO: William T. Hackett, Chairman  
County Board of Appeals  
FROM: P. David Fields, Secretary  
County Planning Board

Case No. R-90-172  
SUBJECT: Thomas J. Graziano, et ux.

Pursuant to Section 2-58.1(m)(2) of the County Code, the Baltimore County Planning Board approved, by Resolution at its meeting on April 19, 1990, the enclosed April 10, 1990 report from the Planning Director to constitute a report by the Planning Board regarding the amendment to the reclassification petition in Case No. R-90-172; the Planning Board's action included the addition of the following (third) condition recommended to be imposed by the Board of Appeals:

- (3) The Petitioners shall, in accordance with commitments expressed through their legal counsel to the Baltimore County Planning Board, file an application during Period 1 of the 1991-92 Comprehensive Zoning Map process to have this property reclassified to R.C. 2 Zoning.

*David Fields*  
P. David Fields

PDF/TD/prh

Enclosure

cc: Pat Keller  
W. Carl Richards, Jr.

Baltimore County  
Office of Planning & Zoning  
County Courts Building, Suite 406  
401 Bosley Avenue  
Towson, Maryland 21204  
(301) 887-3211

April 10, 1990



Dennis F. Rasmussen  
County Executive

TO: Baltimore County Planning Board  
FROM: P. David Fields, Director  
Office of Planning and Zoning

Amendment to Reclassification Petition - Graziano  
SUBJECT: Property (Case No. R-90-172; Cycle II, Item No. 3)

BACKGROUND

Item No. 3 in Cycle II 1989-90 comprises the following property:

Petitioners: Thomas J. and Freeda Z. Graziano

Location: 5.883 ac. property on the northwest side of  
Freeland Road, about 2,300 feet northeast of  
Middletown Road (see attached location map)

Existing Zoning: R.C.2 (Resource Conservation - Agricultural)

Requested Zoning: R.C.5 (Resource Conservation - Rural  
Residential)

Planning Board's Recommendation (1/18/90): Retain current  
R.C.2 zoning

In accordance with Section 2-58.1(m) of the County Code, an amendment to the Petition was submitted during the County Board of Appeals' public hearing on March 21, 1990. Thus, the hearing was immediately suspended to give the opportunity for the Planning Board's review and adoption of "a resolution embodying a report on the amendment."

The amendment consists of a plat dated Feb. 6, 1990 showing "Precise limits for use of property shown pursuant to ... Sec. 2-58.1(L)." The limits, in accordance with the zoning regulations, are shown by a 50' minimum building setback line inside the perimeter of the property. The plat also contains the following note limiting the use of the property: "Single family dwelling, as a residence & to be only used as a matter of right in the RC-5 zone & described in B.C.2.R."

Page 2  
April 10, 1990

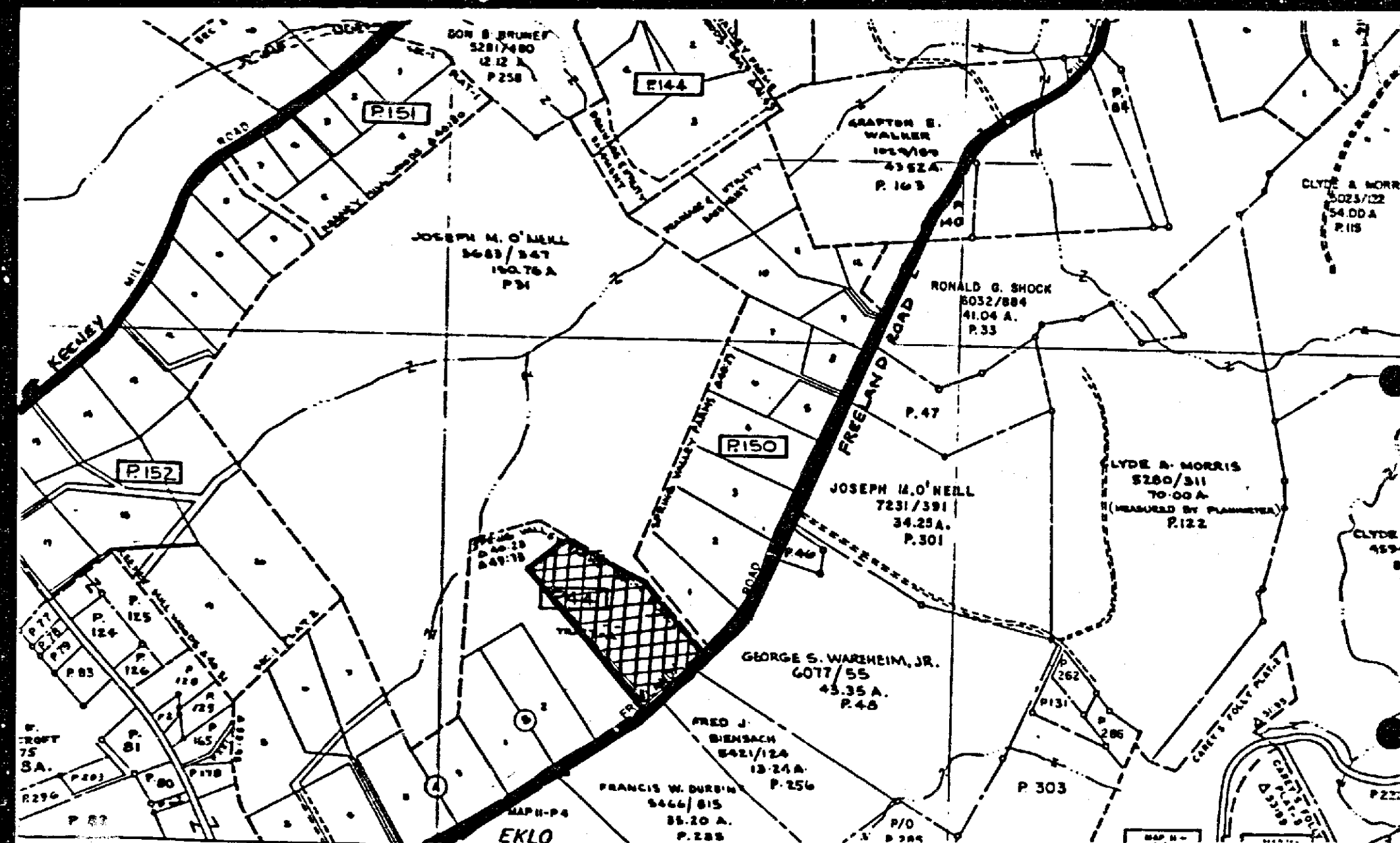
RECOMMENDATION

The plat, as submitted, would restrict the development of the property to a single-family dwelling. Because this type of development would be consistent with the pattern of uses actually developed on neighboring lots along Freeland Road and other roads in the vicinity, the petition, as amended, should be approved subject to the following conditions to bring the documented site plan fully into compliance with Section 2-58.1(L):

- (1) The final approval of the building permit shall be subject to the prior approval, by the Director of the Department of Environmental Protection and Resource Management, of the required environmental impact statement; and
- (2) The final approval of the building permit shall be subject to the prior approval, by the Director of Planning, of the compatibility of the proposed residence with adjacent residences in relation to site coverage, setback, height, character and exterior materials.

*David Fields*  
P. David Fields, Director  
Office of Planning & Zoning

PDF:TD:mjm  
Attachment



LOCATION MAP - GRAZIANO PROPERTY  
CASE No. R-90-172

SCALE: 1" = 600'

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: P. David Fields, Director  
Office of Planning & Zoning  
William T. Hackett, Chairman  
County Board of Appeals  
FROM: Case No. R-90-172  
SUBJECT: Thomas J. Graziano, et ux

Date: March 21, 1990

Pursuant to the appropriate sections of the Baltimore County Code, we are transmitting to you copies of the amended plans submitted to the County Board of Appeals at a public hearing on March 21, 1990. These are being forwarded to you for processing with the Baltimore County Planning Board.

By copy of this memorandum we are also forwarding a copy of this amended plan to the Zoning Office.

*William T. Hackett*  
William T. Hackett

Attachments (10 copies of Amended Plan)

cc: Pat Keller  
W. Carl Richards, Jr. w/copy of Amended Plan

3/21/90 - Continued on the record; documented site plan submitted.  
5/10/90 - Following parties notified of hearing set for July 10, 1990 at 10:00 a.m.:

Jeffrey H. Gray, Esq.  
Thomas J. Graziano  
James Earl Kraft  
Phyllis C. Friedman, Esq.  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon



**IMPORTANT MESSAGE**

TO: JED

DATE: 4-9-91 TIME: 2:48 P.M.

WHILE YOU WERE OUT

FROM: JEFFREY GRAY

OF: 329-2104

Area Code & Exchange: 329-2104

TELEPHONED	PLEASE CALL
CALLED TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	URGENT

RETURNED YOUR CALL

STATUS: ANY PROCESS

SEG DECLASS

FILE 90-172

FOR ADD INFO

**IMPORTANT MESSAGE**

FOR: JED

DATE: 4-9-91 TIME: 2:48 P.M.

WHILE YOU WERE OUT

FROM: JEFFREY GRAY

OF: 329-2104

Area Code & Exchange: 329-2104

TELEPHONED	PLEASE CALL
CALLED TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	URGENT

RETURNED YOUR CALL

MESSAGE: VARIANCE - Graziano

SIGNED: J. M. O'Neill

Call before 9 AM

THOMAS J. GRAZIANO, ET UX  
NW/4 Freeland Rd., 2320' NE of  
Middletown Rd.

RC-2 to RC-5

August 30, 1989  
September 21

Petition filed.  
Request for certification for out-of-cycle status  
denied by Planning Board per letter received 9/29/89  
from P. David Fields.

Thomas J. Graziano  
21612 New Freedom Road  
Freeland, Maryland 21053

Jeffrey H. Gray Esquire  
17000 York Road, P.O. Box 51  
Monkton, Maryland 21111-0051  
(329-2104)

James Earl Kraft  
Baltimore County Board of Education  
940 York Road, Towson, MD 21204

Phyllis Cole Friedman  
People's Counsel

P. David Fields  
Pat Keller  
J. Robert Haines  
Ann Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

January 9, 1991

Mr. Jeffrey H. Gray  
P.O. Box 51  
17000 York Road  
Monkton, MD 21111-0051

RE: Subdivision of 21 acre Bedgar Parcel  
NW/4 of Freeland Road, 3/4 mile NE of  
Middletown Road  
6th Election District

Gentlemen:

As you are aware, the testate subdivision on November 30, 1984 of the above referenced 21 acres into three (3) building lots (two lots fronting Freeland Road deeded separately to Thomas H. Bedgar and Thomas M. Graziano, leaving one panhandle lot at the rear owned by August T. Bedgar) was ruled illegal by Circuit Court Order i.e. testate subdivisions cannot violate the number of lots permitted by the property's zoning classification.

In order to bring about compliance with the zoning regulations, the Graziano lot was reclassified which brought the remaining two (2) lots previously deeded to Thomas M. Graziano and August W. Bedgar into compliance with the area regulations of the RC-2 zone.

Upon later learning that the rear panhandle lot had actually been deeded to Joseph M. O'Neill as three (3) additional lots, this office withheld approval of a building permit for the Graziano lot.

After a great deal of review and discussion with the principals involved, it has been decided that building permits for the Graziano property will be released subject to no further permits being released on the Thomas H. Bedgar lot or the Joseph M. O'Neill lot(s) until such time as 1) a Special Hearing petition has been filed and adjudicated for the express purpose of determining compliance to the RC-2 area regulations as they relate to the Bedgar/O'Neill lots; or 2) other appropriate action is taken by the County to determine or bring about compliance with said regulations.

Mr. Jeffrey H. Gray  
Re: Subdivision of 21 acre Bedgar Parcel  
January 9, 1991  
Page 2

If you have any further questions concerning the above, please do not hesitate to contact me at 887-3391.

Very truly yours,

JAMES E. DYER  
Zoning Supervisor

JED:cer

cc: Mr. Joseph M. O'Neill  
Mr. Thomas J. Graziano  
Mr. Thomas C. Bedgar

John Lewis

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

February 13, 1991

Mr. Jeffrey H. Gray  
P.O. Box 51  
17000 York Road  
Monkton, Maryland 21111-0051

RE: Subdivision of 21 acres Bedgar  
Parcel NW/4 of Freeland Road  
3/4 mile NE of Middletown Road  
6th Election District

Dear Mr. Gray:

On January 9, 1991, James E. Dyer, Zoning Supervisor, issued you the enclosed letter.

I am requesting an update as to what action has been taken regarding this property.

If you wish, you can simply contact me by phone at 887-3351.

Sincerely,

JAMES H. THOMPSON  
Zoning Enforcement Coordinator

JHT:ljs

Enclosure

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

April 4, 1991

Mr. Joseph M. O'Neill  
Steeplechase Partnership  
214 Mt. Carmel Road  
Suite 2, Malaw Building  
Parkton, MD 21120

RE: Subdivision of part of Tract  
"A" - 9.554 ac. + into three  
lots NW/4 of Freeland Road  
3/4 mi. NE of Middletown Road  
6th Election District

Dear Mr. O'Neill

The purpose of this letter is to advise you that the three (3) parcels of land subdivided from the above referenced 9.554 acre parcel presently owned by you apparently represents a violation of the Baltimore County Zoning Regulations (BCZR) specifically Section 1A01.3B1. As a result of discussions with you or your attorney on more than one occasion, this office was in accordance with Section 22.51 of the Baltimore County Code withholding any further processing of plans or permits for any development that you own or have any interest in that is located in Baltimore County. This includes the subdivision of Steeplechase of which you are part owner and is presently in this office for processing.

This violation can be adjudicated in one of several ways:

The first and most direct being to combine the three (3) Deeds i.e. 7242 - Folio 155; 7241 - Folio 147; and 7242 - Folio 152 into one density unit and/or building lot.

The second being to file a special hearing under Section 500.7 to determine any rights whatsoever that you may have in the parcel of ground.

The third being to await a decision from District Court as to the Zoning Commissioner's contention that the subject property violates the above referenced section.

Mr. Joseph M. O'Neill  
Re: N/S of Freeland Road  
April 4, 1991  
Page 2

Notwithstanding the above, a special hearing/public hearing was filed by your representative on April 2, 1991 requesting an interpretation from the Zoning Commissioner as to whether or not the above subdivision represents a violation of the BCZR specifically Section 1A01.3B1.

As a result of this action on your part, the Zoning Commissioner has agreed to the release of the Steeplechase subdivision which was approved on April 3, 1991.

Please accept my apologies for any undue inconvenience that this matter may have caused you. It is my sincere hope that the upcoming hearing will resolve any and all zoning violations that may exist and that both you and the Bedgars will be able to proceed with development of your respective properties in accordance with the intended zoning regulations.

If you have any questions concerning the above, please do not hesitate to contact this office at 887-3391.

Very truly yours,

JAMES E. DYER  
Zoning Supervisor

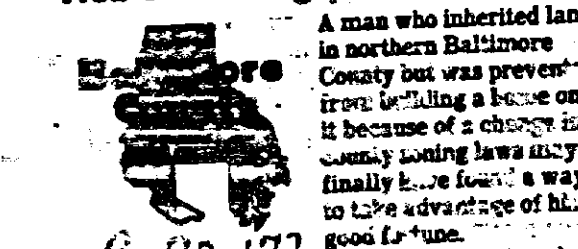
JED:cer

cc: Jeffrey Gray  
Robert Hoffman

EVENING SUN August 1, 1990

THOMAS J. GRAZIANO, ET UX Case No. R-90-172

**Heir's building plans proceed**



A man who inherited land in northern Baltimore County has been prevented from building a house on it because of a change in zoning laws. Finally, the heir has a way to build a house on the land. Thomas Graziano has secured approval from the county Board of Appeals and is waiting to build a house on the six acres he inherited as Freeland Road near Middletown Road. He inherited the land in 1911 after the death of his father, August T. Bedgar. The property was then 20 acres and was split in two, one for his grandson and six acres for Graziano. Although the zoning on the land has never changed since the will was executed in 1976, the county changed the meaning of the RC-2 zone in 1979 to allow only one house per 20 acres. Thus, after the grandson built a house, no density was left for Graziano to use for his own. He's been trying to find a way to get a building permit for the last several years, once going to Circuit Court only to have his hopes dashed. The board has approved changing the zoning to RC-4, which permits one house per acre, and the board noted that Graziano promised the planning board that he would apply to change the zoning back to RC-2, to prevent any more building, once he got his building permit for one house. The board also noted that if he fails to keep his promise, the County Council can change the zoning back anyway in 1992.





11-19-1-34

NOVEMBER 19, 1990

RE: PROPERTY LOCATED AT  
2100 FREELAND RD.  
FREELAND, MD. 21053

CASE #: R-90-172  
LIBER: 7242-FOLIO: 144  
TAX PROPERTY #: 20-00-000161-917  
20-00-010715-918

DEAR SIR:

THE PROPERTY LOCATED AT 2100 FREELAND RD., FREELAND, MD. IS BEING SOLD, AND BUYERS WOULD LIKE A WRITTEN ASSURANCE FROM THE ZONING BOARD THAT A BUILDING PERMIT WILL STILL BE OBTAINABLE, AFTER CONVEYANCE OF THE PROPERTY.

I HAVE ENCLOSED ALL THE NECESSARY INFORMATION THAT I HAVE ON THE PROPERTY. IF THERE ARE ANY OTHER QUESTIONS OR INFORMATION THAT IS REQUIRED, PLEASE DO NOT HESITATE TO CONTACT ME.

LORETTA KIRCKHOFF  
TOWNE & COUNTRY REALTY  
800-289-4800  
301-343-1088 (HOME)

60 North Main Street, Shrewsbury, PA 17361 • (717) 235-7994

PHILIP A. CROSS  
JOHN P. STEEL  
WILLIAM E. LAMSON  
ROBERT T. LAMSON  
DAVID C. BARNHART

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

EXECUTIVE  
PAUL E. DOLLARD/DEERE  
FRANK R. DOLLARD/DEERE  
CARL L. REYNOLDS

Environmental Impact Statement  
for Graziano Property located on the  
Northwest side of Freeland Road.  
6th Election District, Baltimore Co., Md.

**History:**

The subject property comprises an area of 5.883 Acres of land and is situated along Freeland Road which road follows a ridge line and is part of the overall drainage area of Little Falls and Loch Raven Reservoir. The property was part of a larger parcel of land that was subdivided in 1976 and shown on a plat titled Section One - Flat One Spring Valley Farms recorded in Plat Book E.H.K.Jr. No. 40 Folio 28.

**Present use:**

The 5.883 Acres lot is presently used for planting and growing of farm crops (corn, soybean, etc.) with 100% of the lot being used. The soils found on the parcel consist of three groups: 1) Chester Silt Loam, 2) Glenelg Loam, 3) Manor Loam. These soils, though suitable for cropland, are all susceptible to storm water erosion runoff, and from this the possibility of chemical fertilizer and weed control applications contaminating the storm water runoff from this lot is highly likely. The amount of contaminated runoff will vary from time to time as storm intensities are unpredictable. The end result being that the contaminated runoff will impact all property, watercourses and water supplies below this site.

**Proposed use:**

The 5.883 Acres lot will be used for residential purposes and therefore you can expect that a majority of the lot will be lawn with varied plantings of trees and shrubbery. Even though the construction of the residence and the driveway may result in some of the storm water runoff being contaminated, that amount would not be as high as what would be presently expected (this could be controlled by installation of a storm water filtration system of which a variety are now in use throughout the county).

**Summary:**

The present use of farm crop planting being the intention of the R-2 Zoning results in an expected siltation and contamination of storm water runoff that could affect the Loch Raven Reservoir is overridden by the proposed use of 1 single family residence, the reason being primarily from an ecological standpoint that the future residents would plant and maintain lawn and trees which when reviewed over a period of time would be more beneficial to the surrounding community and Baltimore County. (Note: This lot lies in a mixed use community of residences and scattered farmland).

IN RE: PETITION FOR SPECIAL HEARING  
N/S Freeland Road, 2048' NE  
of Middletown Road  
(2034 Freeland Road)  
6th Election District  
3rd Councilmanic District  
Joseph M. O'Neill, et ux  
Petitioners

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 91-405-SPH

**FINDINGS**

The Petitioners hereinafter referred to as "THE PETITIONERS" are requesting to approve the subdivision of the subject property into three parcels, more or less, zoned R.C. 2, into two building lots, more or less, and 4.1305 acres, more or less, and to transfer of 2.3752 acres, more or less, for agricultural use in compliance with R.C. 2 regulations and Section 10-101 of the Baltimore County Zoning Regulations (B.C.Z.R.), all as more fully and particularly described on Petitioner's Exhibit 1.

The Petitioners, Joseph and Mary Anne O'Neill, appeared and were represented by Robert A. Hoffman, Esquire and Paul Rieger, Esquire. Also appearing and entering their appearance in the case was the Office of People's Counsel, represented by Phyllis Freidman, Esquire. Appearing as Protestants in the matter were Thomas J. Graziano and Thomas C. Bedgar who were represented by Jeffrey H. Gray, Esquire.

Testimony indicated that the subject property, known as 2034 Freeland Road, consists of 9.553 acres, more or less, zoned R.C. 2 and is improved with a brick rancher dwelling and metal building. Petitioners are desirous of subdividing the property into three parcels, known as Lots 1 and 2 and Parcel C, as depicted on Petitioner's Exhibit 1.

IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM R.C. 2 TO R.C. 3 ZONE OF BALTIMORE COUNTY  
N/S Freeland Rd., 2,320' NE of Middletown Rd., 6th Election District; 3rd Councilmanic District  
THOMAS J. & FREDDA Z. GRAZIANO, Petitioners  
Zoning Case No. R-90-172 (Item 3, Cycle II)

**PEOPLE'S COUNSEL'S LIST OF EXHIBITS**

	Page
The Recommended Baltimore County Comprehensive Zoning Map Log of Issues, June 28, 1988, A Report by the Baltimore County Planning Board for Public Hearings by the Baltimore County Council	1
Baltimore County Council 1988 Rezoning Hearing - Third Councilmanic District - Thursday, September 8, 1988	4
Baltimore County Council Minutes, Legislative Session 1988, Legislative Day No. 19, October 13, 1988	11
Report by the Director of Planning and Zoning to the Baltimore County Planning Board, Zoning Reclassification Petitions, Cycle II, 1989, Baltimore County Office of Planning and Zoning, November 30, 1989	13
Report by the Baltimore County Planning Board to the Baltimore County Board of Appeals, Zoning Reclassification Petitions, Cycle II, 1989-1990, Adopted January 18, 1990, Baltimore County Office of Planning and Zoning, January 31, 1990	19

Pat Keller  
3213

Joint Exhibit #1

CASE NO. 87-478-SPH  
Board REVERSED BY CCL (J. Levitz)

PEOPLE'S COUNSEL FOR BALTIMORE COUNTY  
Appellant  
vs.  
THOMAS JEROME GRAZIANO, et al  
Appellees

IN THE  
CIRCUIT COURT  
FOR  
BALTIMORE COUNTY  
88 CG 1510

**OPINION**

This case came before the Court on November 16, 1988, on People's Counsel for Baltimore County's appeal from the order of the County Board of Appeals dated March 1, 1988. The Board's decision on this matter was that the Petition for Special Hearing should be granted, providing a stipulation be entered among the Land Records of Baltimore County that so long as the zoning remains R.C. 2 no further subdividing or building permits will be permitted.

The facts in this case are that Lizetta Bedgar owned a large farm in northern Baltimore County. In 1976, she parceled off through the subdivision process nine parcels, some of which were sold and some of which went to relatives. She retained title to what is known as Tract A, consisting of some 21.7 acres. At that time, she made known, through the preparation of her will, that upon her death two further parcels were to be allocated, one to her grandson and one to Mr. Graziano. In 1979, the R.C. 2 regulations took effect and Tract A containing the 21 plus acres thereupon became a single parcel, even though it was her avowed intention to allot the two six-acre parcels to her grandson and to her employee. In 1981 Mrs. Bedgar passed away. As was stated in her will, the

IN THE MATTER OF THE APPLICATION OF THOMAS JEROME GRAZIANO, ET UX FOR SPECIAL HEARING ON PROPERTY LOCATED ON THE NORTHWEST SIDE OF FREELAND ROAD, 2,048' NORTHEAST OF MIDDLETOWN ROAD 6TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
CASE NO. 87-478-SPH

**OPINION**

This case comes before this Board on appeal from a decision of the Zoning Commissioner stating that only two building lots are to be permitted and that the Petition for Special Hearing to grant a building permit is denied.

This case is unique in the recallable history of this Board. All testimony and evidence presented in this case was so entered by stipulation and the history creates the uniqueness.

Lizetta Bedgar owned a large farm in northern Baltimore County. In 1976, she parceled off through the subdivision process nine parcels, some of which were sold and some of which went to relatives. She retained title to what is known as Tract A, consisting of some 21.7 acres. At that time, she made known that upon her death two further parcels were to be allocated, one to her grandson and one to a life-long employee, i.e., Mr. Graziano. In 1979, the R.C. 2 regulations took effect and Tract A containing the 21+ acres thereupon became a single parcel, even though it was her avowed intention to allot the two six-acre parcels to her grandson and to her employee.

In 1981 Mrs. Bedgar passed away. As was stated in her will, the trustee of her estate distributed the lots, one to the grandson and one to Mr. Graziano. These lots were surveyed, entered among the Land Records of Baltimore County, and entered on the tax rolls of Baltimore County in 1986.

PEOPLE'S COUNSEL FOR BALTIMORE COUNTY.  
Appellant  
vs.  
THOMAS JEROME GRAZIANO, et al.,  
Appellees

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY  
Case No. 88 CG 1510

**PEOPLE'S COUNSEL'S MEMORANDUM**

People's Counsel for Baltimore County, pursuant to Maryland Rule 212, files this Memorandum:

**Statement of the Case**

The Baltimore County Zoning Commissioner denied a special hearing to eleven twenty-one acres in the north county from the Baltimore County Zoning Regulations generally, and the density regulations in the agricultural protection zone particularly. The Petitioners, believing that a 1977 testamentary devise could supersede the 1979 regulations, appealed. The County Board of Appeals granted the appeal, holding that the eventual heirs had assumed since 1978 that they were entitled to three lots rather than the two permitted by law, and that it would be arbitrary to deny approval to a building lot "officially created after the enactment of the R.C. 2 regulations but morally created years prior to their enactment." In order to avoid wholesale potential violation of zoning by testamentary dispositions, the Board precluded any further subdivision beyond the immediate grant.

This appeal followed.

Baltimore County  
Office of Planning and Zoning  
County Courts Building, Suite #6  
401 Bayview Avenue  
Towson, Maryland 21204  
(301) 287-2211  
P. David Fields  
Secretary

May 3, 1990

Mr. William T. Hackett, Chairman  
Baltimore County Board of Appeals  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Subject: Attached Documented Site Plan  
Case R-90-172  
Cycle II, Item 3

Dear Mr. Hackett:

Pursuant to Section 2-58-1(m) of the Baltimore County Code, the amendments to the documented site plan were referred by the County Board of Appeals to the Planning Board, a recommendation regarding the above-mentioned case is offered herewith.

Very truly yours,

*David Fields*  
P. David Fields, Secretary  
Baltimore County Planning Board

PDF:JL:sgl  
Attachment  
JANUARY 2/TXTGGL


Joint Exhibit #2







August W. Bedgar died November 9, 1985. Again Mr. Mueller served as Personal Representative. The distribution of personalty went relatively well. The remaining estate consisted of the 9.554 acre parcel conveyed to August W. Bedgar during the administration of Lizzetta M. Bedgar's estate. The property was never put "on the market" for sale. Apparently Joseph M. O'Neill, an adjacent landowner, had a claim against the May 1986 estate tax return in purchasing the property before August W. Bedgar's death. A contract was signed on January 11, 1986 (Exhibit No. 6) after it was approved by the heirs (Exhibit No. 18), and the O'Neills were given possession by the heirs. Pre-1986 documents were reviewed. Exhibit No. 19 on April 10, 1986. All documents relative to the sale referred to the description of the "house parcel" to August W. Bedgar as set forth in Item 5 of Lizzetta M. Bedgar's Will. Shortly after the O'Neills were given possession, a "dispute" arose concerning the description of the "house parcel". The dispute was resolved by the Grazziano law firm, after some discussion and testimony.

Very truly yours,  
  
Jeffrey H. Gray  
JHG/cas  
Enclosures  
cc: William T. Hackett, Chairman  
Board of Appeals  
Phyllis Cole Friedman, People's Counsel

C. To my granddaughter, DARLENE MARIE CONNORS, if she survives me, my small diamond ring with spring, chime clock,

C. To my granddaughter, DARLENE MARIE CONNORS if she

STATE DEPARTMENT OF  
ASSESSMENTS & TAXATION

CULTURAL TRANSFER TAX  
APPLICABLE

DATE 12/6/84 CLERK DATE

SIGNATURE [Signature] DATE 12/6/84 Sec 11-20 H

TRANSFER TAX NOT REQUIRED  
BALANCE DEDUCTION STATE AND  
FEDERAL

BEGINNING for the same at a point on the northwest side of Freeland Road as widened and laid out on a Plat entitled Section One Plat One Spring Valley Farms, which is as recorded among the Land Records of Baltimore County, Maryland, to wit: 46 feet from the north point being distant 398.10 feet northeasterly measured along the northwest side of Freeland Road, as widened, from the intersection of the same with the Freeland Road "A" as division line between the same and the Freeland Road, laid out on the aforesaid Plat, and running thence from said place of beginning and binding on the northwest side of Freeland Road

BEGINNING for the same at a point on the northwest side of Freeland Road as widened and laid out on a Plat entitled Section One Plat No. One Spring Valley Farms, which said plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr., No. 40 folio 28, said point being distant 398.11 feet northeasterly measured along the northwest side of Freeland Road, as widened, from the division line between Lot No. 2 Block B and tract "A" as laid out on the aforesaid Plat, and running thenceward from said place of beginning and binding on the northwest side of Freeland Road as widened, the two following lines, viz: Northeasterly by a line curving toward the left having a radius of 1000 feet or an arc distance of 45 feet; a chord of said arc bearing North 58 degrees 28 minutes 55 seconds East 45.28 feet and North 57 degrees 05 minutes 05 seconds East 294.36 feet, leaving said road and running for lines of division now made through tract "A" the five following courses and distances, viz: North 12 degrees 11 minutes 34 seconds East 50 feet, North 35 degrees 35 minutes West 488.40 feet, North 53 degrees 30 minutes 31 seconds West 152.06 feet, South 66 degrees 12 minutes 18 seconds West 288.88 feet, South 31 degrees 05 minutes 40 seconds East 748.05 feet to the place of beginning. Containing 5.883 acres of land, more or less.

STATE DEPT.  
ASSESSMENT DIVISION  
JAN 11 1911

RECEIVED  
DIVISION OF LANDS &  
WATER  
JAN 11 1911

DATE 1-20-11

ENCLOSURE

ORIGINAL THUS FILED

JAN 11 1911

The Legally Binding Contract; If Not Understood, Each Component Adds:-

This Agreement of Sale, made this 11 day of JANUARY, 1984, between MARY ANN O'NEILL, hereinafter the Seller, and JOSEPH M. O'NEILL and MARY ANN O'NEILL, his wife, hereinafter the Buyer, for the purpose of conveying certain real estate to the Buyer, the following, to-wit:

That the Seller do hereby begin and sell unto the Buyer, and the latter do hereby purchase from the Seller, the following described property, situate and being in the Sixth Election District of Baltimore County, Maryland, containing 9.554 acres, more or less, with the improvements thereon known as No. 2034 Zealand Road, in fee simple.

For title see Deed dated November 30, 1984, recorded among the Land Records of Baltimore County, Maryland, in Volume 100, Page 10, of the said County Records, and the signature of the Seller is JOSEPH M. O'NEILL, Personal Representative of the Estate of Loretta M. Anthony Weller.



No. 7  
BEFORE THE REGISTER OF WILLS FOR BALTIMORE COUNTY  
In the Estate of:  
AUGUST W. BEDGAR  
Date of Death November 9, 1985  
Estate No. 58046  
Date March 1986

### SUPPLEMENTAL INVENTORY

WARRANT TO APPRAISE:  
This is to authorize you to appraise the various assets of AUGUST W. BEDGAR  
late of Baltimore County, Maryland, deceased, for their fair market value.  
DATE: TEST: Register of Wills

### Summary

Schedule	Type of Property	Appraised Value
A	Real	\$ 125,000.00
B	Tangible Personal	\$ -0-
C	Corporate Stocks	\$ -0-
D	Bonds, Notes, Mortgages, Debts due to the Decedent	\$ -0-
E	Bank Accounts, Savings and Loan Accounts	\$ -0-
F	All other interests	\$ -0-
	Total	\$ 125,000.00

This Personal Representative solemnly declares and affirms under the penalties of perjury that the contents of this Inventory are true and correct to the best of his knowledge, information and belief.

Personal Representative: H. Anthony Mueller

Personal Representative

Attorney for Estate:  
ROYSTON, MUELLER, MCLEAN & REID  
102 West Pennsylvania Avenue  
(Address)  
TOWSON, MD 21204-4575  
Phone No. 301-823-1800

\*(If the personal representative is authorized to appraise any of the property, he shall sign the appraiser's certificate.)

No. 8  
THIS PRE-SETTLEMENT OCCUPANCY AGREEMENT, Made this 10th day of April, 1986, by and between H. ANTHONY MUELLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF AUGUST W. BEDGAR, deceased, hereinafter referred to as Seller, and JOSEPH M. O'NEILL and MARY ANNE O'NEILL, his wife, hereinafter referred to as Purchasers.  
WHEREAS, on January 11, 1986, the parties hereto entered into a Contract for the purchase and sale of the real property known as 2034 Freeland Road, Baltimore County, Maryland; and  
WHEREAS, according to said Contract, Seller agreed to give occupancy and possession at the time of settlement; and  
WHEREAS, on this date the parties hereto are standing said Contract to provide for the right of the Purchasers to occupy the premises prior to settlement on said Contract, and Seller is agreeable to this pre-settlement occupancy, subject to the terms and conditions hereinafter set forth.  
NOW, THEREFORE, THIS PRE-SETTLEMENT OCCUPANCY AGREEMENT WITNESSETH, that in consideration of the mutual covenants and conditions herein contained, and the parties hereto intending to be legally bound, do agree as follows:-

1. Seller hereby gives permission to the Purchasers to occupy the premises from April 11, 1986 until the date of settlement, but not later than June 1, 1986.
2. Purchasers have paid to the Seller the sum of Five Thousand Dollars (\$5,000.00) as a deposit on the Contract. In the event Purchasers fail to settle on said Contract for any reason, said deposit shall be forfeited and paid to Seller as liquidated damages.

-1-

No. 9  
ROYSTON, MUELLER, MCLEAN & REID  
ATTORNEYS AT LAW  
SUITE 600  
102 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4575  
(301) 823-1800  
APR 17 1986  
COPY  
C. A. CONNOR  
C. A. CONNOR & ROYSTON  
JOHN L. ASKEW

Mr. and Mrs. Joseph M. O'Neill  
Mount Carmel Road  
Parkton, Maryland 21110

Re: 2034 Freeland Road  
Estate of August W. Bedgar

Dear Mr. and Mrs. O'Neill:

I have made a thorough study of the issues presented by the driveway's location, by reviewing several plats, Mr. Bedgar's Deed dated November 30, 1984 and recorded among the Land Records of Baltimore County in Liber 6828 folio 201, and the Contract of Sale dated January 11, 1986 between you and myself as Personal Representative of Mr. Bedgar's Estate. Further, I have conferred with other attorneys in my office. Naturally, all concerned regret any difficulties occasioned by what appears to be the actual location of the driveway. However, I believe that, from a legal standpoint, you are not entitled to any modification of the Contract, alteration of property lines, or other adjustment. The Contract is unambiguous and speaks for itself. It contains no reference or representation with respect to the location of the driveway. Further, such location was not a matter about which you and I had any discussion -- in other words, you were certainly not misled by me to believe that the driveway ran within the panhandle described in the Deed 6828/201 prior to the execution of the Contract or thereafter.

The Bedgar family and I want to be "good neighbors", but do not feel responsible for whatever impressions you may have had with respect to the facts and circumstances governing your decision to purchase the property. In addition, to the extent that the September, 1976 plat prepared for you by McKee Engineering contributed to any misunderstanding on your part (if such is/was the case), I point out that McKee was hired by you.

No. 10  
ROYSTON, MUELLER, MCLEAN & REID  
ATTORNEYS AT LAW  
SUITE 600  
102 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4575  
(301) 823-1800  
JUNE 17, 1986  
JEFFREY H. GRAY, ESQUIRE  
16951 YORK ROAD  
BOX 51  
MONKTON, MARYLAND 21111  
Re: Estate of August W. Bedgar  
Dear Mr. Gray:

I believe we have settled the alleged dispute between Marty O'Neill and Tom Graziano. I will know within ten days whether the terms of the settlement or offer of compromise have been accepted. If they are, and I think they will be, I anticipate settlement sometime around July 1, 1986.

Very truly yours,

H. Anthony Mueller

RAM/mep

No. 11  
LIBERT 2 4 2 FOLIO 4 I  
THIS DEED, made this 31st day of July, in the year nineteen hundred and eighty-six, by and between THOMAS JEROME GRAZIANO and FREEDA ZELEKA GRAZIANO, his wife, of Baltimore County, State of Maryland, parties of the first part, and H. ANTHONY MUELLER, Personal Representative of the Estate of August W. Bedgar, deceased, of Baltimore County, State of Maryland, party of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, there being no actual consideration paid or to be paid in connection with this conveyance, this being a Deed of Exchange as hereinafter referred to, the said THOMAS JEROME GRAZIANO and FREEDA ZELEKA GRAZIANO, his wife, do grant and convey unto the said H. ANTHONY MUELLER, Personal Representative of the Estate of August W. Bedgar, deceased, his successors and assigns, in fee simple, all that parcel of ground situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same at a point on the northwest side of Freeland Road as widened and laid out on a Plat entitled Section One, Plat One, Spring Valley Farms, which Plat is recorded among the Land Records of Baltimore County in Plat Book 40, folio 28, said point being at the end of the second or North 57 degrees 11 minutes 05 seconds East, 294.36 foot line of a deed dated May 6, 1985 from Thomas Graziano to Thomas Jerome Graziano and wife and being recorded among the Land Records of Baltimore County in Liber 6929 folio 001; thence binding reversely on part of the said second line and by the said northwest side of Freeland Road (1) South 57 degrees 11 minutes 05 seconds West, 5.00 feet; thence by line of division the following two courses, viz: (2) North 29 degrees 39 minutes 25 seconds West, 529.05 feet and (3) North 52 degrees 06 minutes 53 seconds West, 186.43 feet to a point on the sixth line of aforesaid deed; thence binding reversely on part of the sixth line, the fifth, fourth and third lines the following four courses, viz: (4) North 66 degrees 12 minutes 59 seconds West, 5.00 feet, (5) South 53 degrees 30 minutes 51 seconds East, 192.06 feet, (6) South 32 degrees 48 minutes 55 seconds East, 48.40 feet and (7) South 12 degrees 11 minutes 05 seconds West, 50.00 feet to the place of beginning. Containing 0.3268 acres of land, more or less.

STATE DEPARTMENT OF ASSESSMENTS & TAXATION  
AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE  
SIGNATURE DATE  
CLERK DATE

No. 12  
LIBERT 2 4 2 FOLIO 4 I  
THIS DEED, made this 31st day of July, in the year nineteen hundred and eighty-six, by and between H. ANTHONY MUELLER, Personal Representative of the Estate of August W. Bedgar, deceased, of Baltimore County, State of Maryland, party of the first part, and THOMAS JEROME GRAZIANO and FREEDA ZELEKA GRAZIANO, his wife, of Baltimore County, State of Maryland, parties of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, there being no actual consideration paid or to be paid in connection with this conveyance, this being a Deed of Exchange as hereinafter referred to, the said H. ANTHONY MUELLER, Personal Representative of the Estate of August W. Bedgar, in pursuance of the power and authority vested in him under and by virtue of the Last Will and Testament of August W. Bedgar, which Will is recorded among the records of the Register of Wills for Baltimore County and in pursuance of the power and authority vested in him under the provisions of the Estates and Trusts Article of the Annotated Code of Maryland, does grant and convey unto the said THOMAS JEROME GRAZIANO and FREEDA ZELEKA GRAZIANO, his wife, as tenants by the entireties, their personal representatives and assigns, the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that parcel of ground situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same at the end of the sixth line of a deed dated May 6, 1985 from Thomas Graziano to Thomas Jerome Graziano and wife and being recorded among the Land Records of Baltimore County in Liber 6929, folio 001; thence by line of division the following three courses, viz: (1) North 31 degrees 08 minutes 40 seconds West, 52.90 feet, (2) North 66 degrees 12 minutes 59 seconds East, 258.86 feet and (3) South 55 degrees 00 minutes 00 seconds East, 61.35 feet to a point on the aforesaid sixth line; thence binding on part of the said sixth line (4) South 66 degrees 12 minutes 59 seconds West, 283.88 feet to the place of beginning. Containing 0.3268 acres of land, more or less.

STATE DEPARTMENT OF ASSESSMENTS & TAXATION  
AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE  
SIGNATURE DATE  
CLERK DATE

No. 13  
LIBERT 2 4 2 FOLIO 4 I  
THIS DEED, made this 31st day of July, in the year nineteen hundred and eighty-six, by and between H. ANTHONY MUELLER, Personal Representative of the Estate of August W. Bedgar, deceased, of Baltimore County, State of Maryland, party of the first part, and JOSEPH M. O'NEILL and MARY ANNE O'NEILL, his wife, of Baltimore County, State of Maryland, parties of the second part.  
WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, the actual consideration paid in connection with this conveyance being Five Thousand Dollars (\$5,000.00) this day paid, the receipt whereof is hereby acknowledged, the said H. ANTHONY MUELLER, Personal Representative of the Estate of August W. Bedgar, in pursuance of the power and authority vested in him under and by virtue of the Last Will and Testament of August W. Bedgar, which Will is recorded among the records of the Register of Wills for Baltimore County and in pursuance of the power and authority vested in him under the provisions of the Estates and Trusts Article of the Annotated Code of Maryland, does grant and convey unto the said JOSEPH M. O'NEILL and MARY ANNE O'NEILL, his wife, as tenants by the entireties, their personal representatives and assigns, the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that parcel of ground situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same at a point on the northwest side of Freeland Road as widened and laid out on a Plat entitled Section One, Plat One, Spring Valley Farms, which Plat is recorded among the Land Records of Baltimore County in Plat Book 40, folio 28, said point being on the second or North 57 degrees 11 minutes 5 minutes East, 294.36 foot line of a deed

STATE DEPARTMENT OF ASSESSMENTS & TAXATION  
AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE-LETTER OF INTENT  
SIGNATURE DATE  
CLERK DATE

No. 14  
LIBERT 2 4 2 FOLIO 5 I  
THIS DEED, made this 31st day of July, in the year nineteen hundred and eighty-six, by and between H. ANTHONY MUELLER, Personal Representative of the Estate of August W. Bedgar, deceased, of Baltimore County, State of Maryland, party of the first part, and JOSEPH M. O'NEILL and MARY ANNE O'NEILL, his wife, of Baltimore County, State of Maryland, parties of the second part.  
WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, the actual consideration paid in connection with this conveyance being Two Thousand Five Hundred Dollars (\$2,500.00) this day paid, the receipt whereof is hereby acknowledged, the said H. ANTHONY MUELLER, Personal Representative of the Estate of August W. Bedgar, in pursuance of the power and authority vested in him under and by virtue of the Last Will and Testament of August W. Bedgar, which Will is recorded among the records of the Register of Wills for Baltimore County and in pursuance of the power and authority vested in him under the provisions of the Estates and Trusts Article of the Annotated Code of Maryland, does grant and convey unto the said JOSEPH M. O'NEILL and MARY ANNE O'NEILL, his wife, as tenants by the entireties, their personal representatives and assigns, the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that parcel of ground situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same at the end of the twenty-fourth line of a deed dated June 27, 1978 from Lizzetta M. Badgar to Joseph M. O'Neill and Mary Anne O'Neill, his wife, and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5903 folio 337; thence binding reversely on part of the said twenty-ninth line (1) North 83 degrees 9 minutes 52 seconds East, 203.91 feet; thence by line of division the

STATE DEPARTMENT OF ASSESSMENTS & TAXATION  
AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE-LETTER OF INTENT  
SIGNATURE DATE  
CLERK DATE



No. 15

LIBER 7242 FOLIO 54

THIS DEED, made this 31st day of July, in the year nineteen hundred and eighty-six, by and between H. ANTHONY MUELLER, Personal Representative of the Estate of August W. Bedgar, deceased, of Baltimore County, State of Maryland, party of the first part, and JOSEPH M. O'NEILL and MARY ANNE O'NEILL, his wife, of Baltimore County, State of Maryland, parties of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, the actual consideration paid in connection with this conveyance being One Hundred Seventeen Thousand Five Hundred Dollars (\$117,500.00) this day paid, the receipt whereof is hereby acknowledged, the said H. ANTHONY MUELLER, Personal Representative of the Estate of August W. Bedgar, in pursuance of the power and authority vested in him under and by virtue of the Last Will and Testament of August W. Bedgar, which Will is recorded among the records of the Register of Wills for Baltimore County and in pursuance of the power and authority vested in him under the provisions of the Estates and Trusts Article of the Annotated Code of Maryland, does grant and convey unto the said JOSEPH M. O'NEILL and MARY ANNE O'NEILL, his wife, as tenants by the entireties, their personal representatives and assigns, the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that parcel of ground situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same at a point on the northwest side of Freeland Road as widened and laid out on a Plat entitled Section One, Plat One, Spring Valley Farms, which Plat is recorded among the Land Records of Baltimore County in Plat Book 40, folio 28, said point being at the beginning of the twenty-sixth or South 12 degrees 11 minutes 05 seconds West, 35.36 foot line of a deed dated June 27, 1978 from Lizzetta M. Bedgar to Joseph M. O'Neill and Mary Anne O'Neill, his wife, and recorded among the Land Records of Baltimore County in

STATE DEPARTMENT OF  
ASSESSMENTS & TAXATION

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE - LETTER OF INTENT

DATE 8/15/86 B 8316-1188000-8 8072A  
DATE 8/15/86

No. 16

LIBER 7242 FOLIO 57

THIS DECLARATION OF RIGHT OF WAY Made this 31st day of July, 1986, by JOSEPH M. O'NEILL and MARY ANNE O'NEILL, his wife of Baltimore County, State of Maryland, parties of the first part.

WHEREAS, the parties of the first part are the owners, in fee simple, of all those two parcels of ground situate, lying and being in the Sixth Election District of Baltimore County and containing, respectively, 4.1305 acres of land, more or less, and 3.0472 acres of land, more or less, and particularly described in the two Deeds from H. Anthony Mueller, Personal Representative of the Estate of August W. Bedgar, dated of even date herewith and recorded among the Land Records of Baltimore County prior hereto; and

WHEREAS, the parties of the first part are desirous of establishing a right of way for the mutual benefit of the parcels of ground as hereinbefore set forth and to provide for the maintenance of said right of way, wherefore, these presents are executed.

NOW, THEREFORE, THIS DECLARATION WITNESSETH, That for and in consideration of the mutual benefits to be derived by each of the parties hereto, the said parties hereby declare as follows:

1. The owners of the parcels of ground hereinbefore referred to shall have the right to the use in common of a right of way ten feet wide leading from Freeland Road, center line thereof being described as follows:

BEGINNING for the same at a point on the northwest side of Freeland Road as widened and laid out on a Plat entitled Section One, Plat One, Spring Valley Farms, which Plat is recorded among the Land Records of Baltimore County in Plat Book 40, folio 28, said point being at the end of the second or North 57 Degrees 11 minutes 05 seconds, East 294.36 foot line of a deed dated May 8, 1985 from Thomas Graziano to Thomas Jerome Graziano and wife and being recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6929, folio 001; then by the center of an existing drive the following three courses, viz: (1) North 28 degrees 20 minutes 00 seconds

STATE DEPARTMENT OF  
ASSESSMENTS & TAXATION

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

DATE 8/15/86 B 8316-1188000-8 8072A  
DATE 8/15/86

No. 17

ROYSTON, MUELLER, MCLEAN &amp; REID

ATTORNEYS AT LAW  
SUITE 600  
100 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4575  
(301) 833-1800

OF COUNSEL  
CARROLL W. ROYSTON  
H. ANTHONY MUELLER  
JOHN L. ASKEW

August 25, 1986

Jeffrey H. Gray, Esquire  
Hereford Professional Building  
P. O. Box 51  
16951 York Road  
Monkton, Maryland 21111

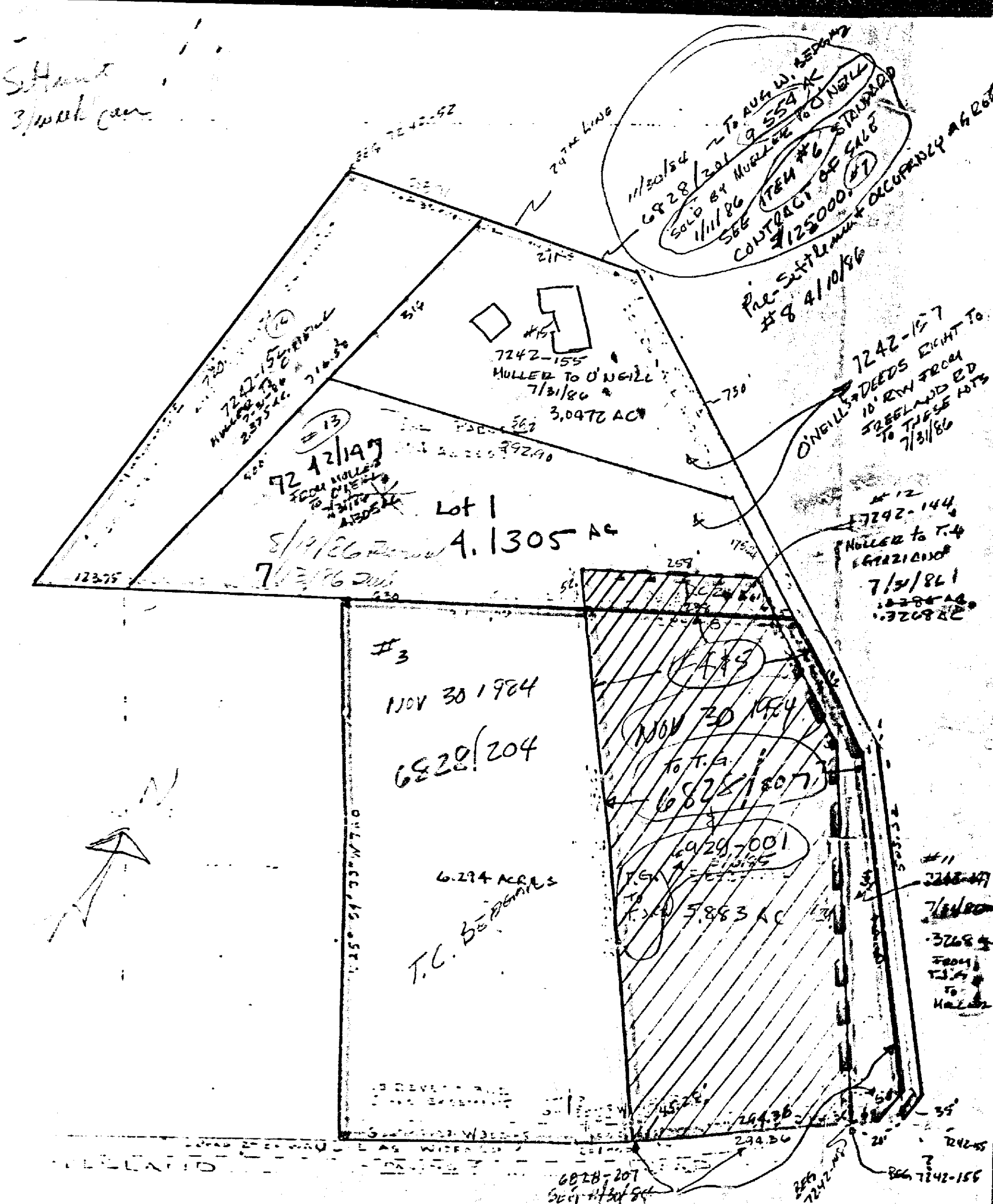
Re: Estate of August W. Bedgar

Dear Mr. Gray:

Thank you for your letter of August 22, 1986 concerning the above mentioned Estate.

As you have been previously advised, the reason for the initial delay was brought about by an error in the original transfer of the Graziano lot, all of which necessitated a new survey and numerous discussions between the Buyer and Mr. Graziano.

These problems were brought up shortly before the expiration of the 90 day settlement clause in the original Contract. When this problem was first presented to me, I could have either postponed the settlement by mutual agreement until the survey was completed, or refused to go along with any discussions of possible settlement. The latter course would have resulted in either a suit being brought by me against the Buyer or the Buyer suing me. As you know if such a suit was instituted, it would take at least two years before coming to trial. In view of the possible delay I agreed to enter into a Pre-settlement Occupancy Agreement postponing the settlement until such time as a new survey could be accomplished and determining what rights, if any, the Buyer and/or Mr. Graziano had in the property dispute. It was also my opinion that because of the encroachment of the driveway into the Graziano lot, this was a matter the Estate had to solve one way or the other. There was no provision in the pre-settlement Agreement for rent. After the execution of that Agreement the Buyer rented the property, and the Buyer volunteered to let me hold the rent. The question of the return of the rent was not brought up until about three days prior to settlement on July



H. Anthony Mueller, P.R. to Thomas C. Bedgar 11/30/84 (6828/204)

H. Anthony Mueller, P.R. to Thomas Graziano 11/30/84 (6828/207)

New lines of division to Graziano parcel by virtue of Deeds

Graziano, et ux to Mueller, P.R. 7/31/86 (7242/141), and

Mueller, P.R. to Graziano, et ux, 7/31/86 (7242/144)

H. Anthony Mueller, P.R. to August W. Bedgar 11/30/84 (6828/201)

New lines of division to August W. Bedgar parcel by virtue of

Deeds, Mueller, P.R. to O'Neill, et ux, 7/31/86 (7242/147),

Mueller, P.R. to O'Neill, et ux, 7/31/86 (7242/151), and

Mueller, P.R. to O'Neill, et ux, 7/31/86 (7242/154).

No. 18

IN THE MATTER OF :  
THE ESTATE OF :  
AUGUST W. BEDGAR, deceased : No. 58046

# PETITION AND ORDER FOR COMMISSIONS

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of H. Anthony Mueller, Personal Representative of the Estate of August W. Bedgar, deceased, respectfully represents:

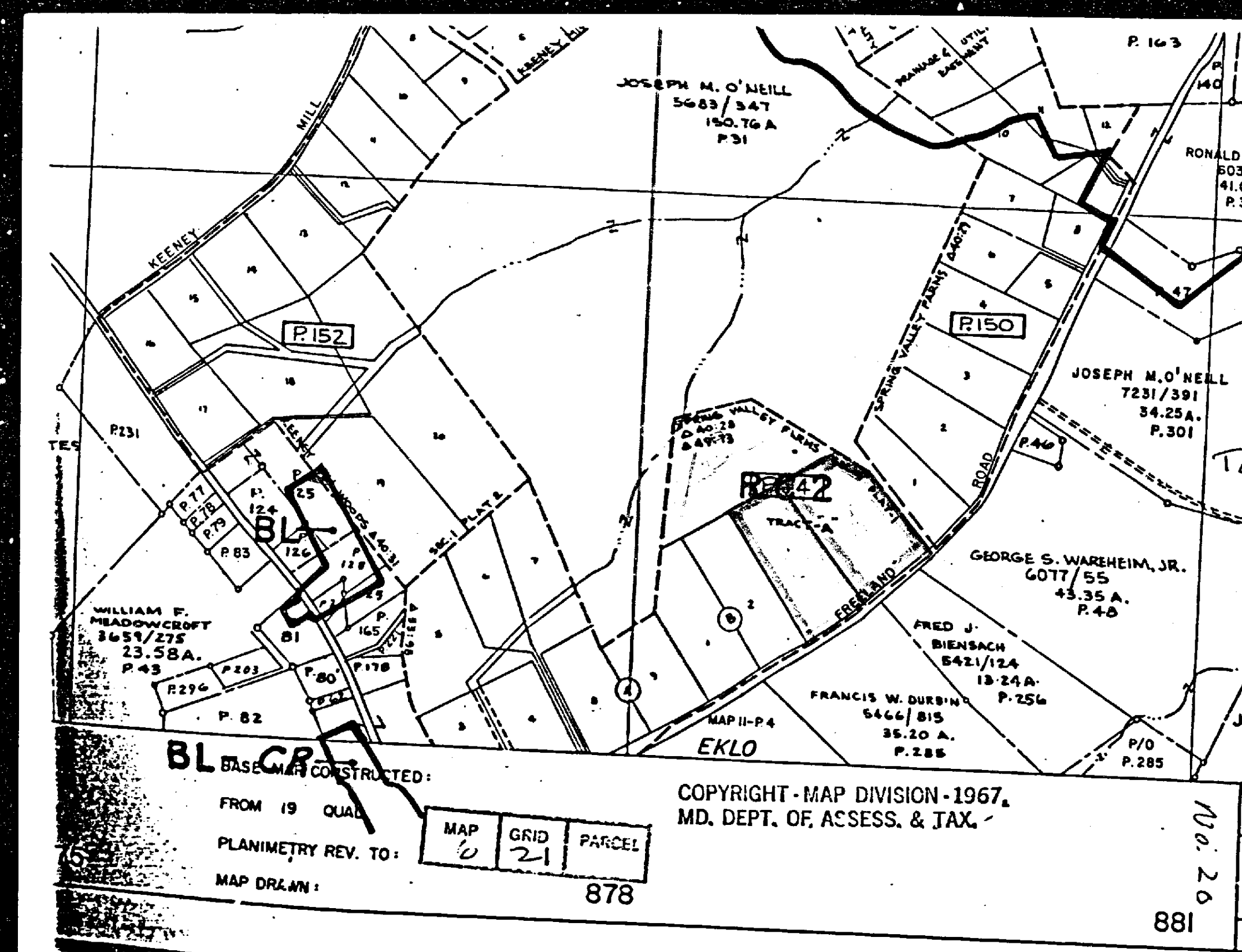
1. That August W. Bedgar died testate on November 9, 1985, and by his Last Will and Testament, which has been duly probated and is now of record in the Office of the Register of Wills for Baltimore County, appointed your Petitioner as Personal Representative. Your Petitioner qualified as such Personal Representative on November 14, 1985.

2. Your Petitioner, as Personal Representative, has performed the following services in connection with the administration of said Estate:

a. Prepared and filed with the Register of Wills the Petition to probate the decedent's Last Will and Testament and the supporting documents.

b. Met with all of the members of the decedent's family at his residence and reviewed the contents of the decedent's Will and explained the necessary steps to be taken in the administration of the Estate.

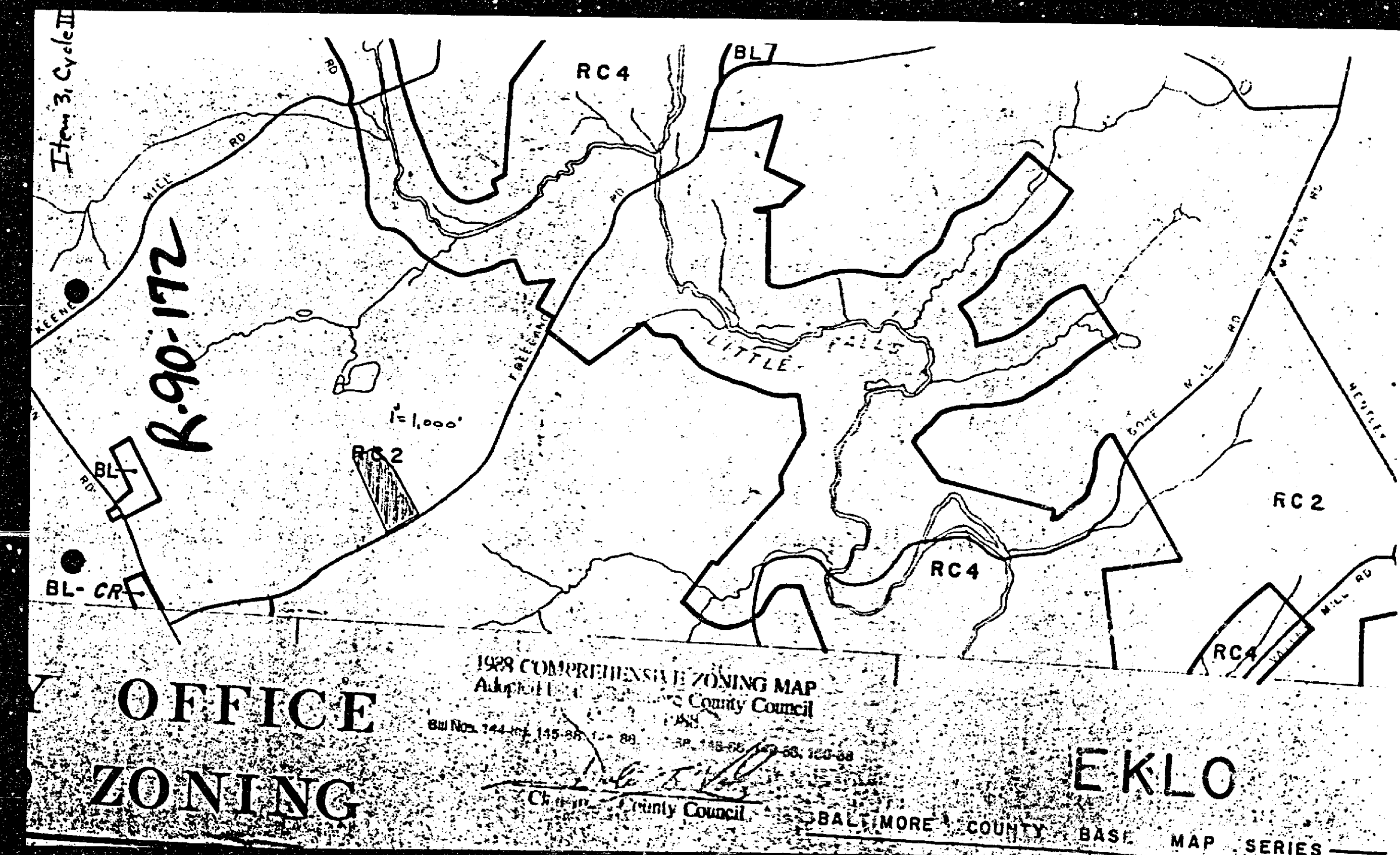
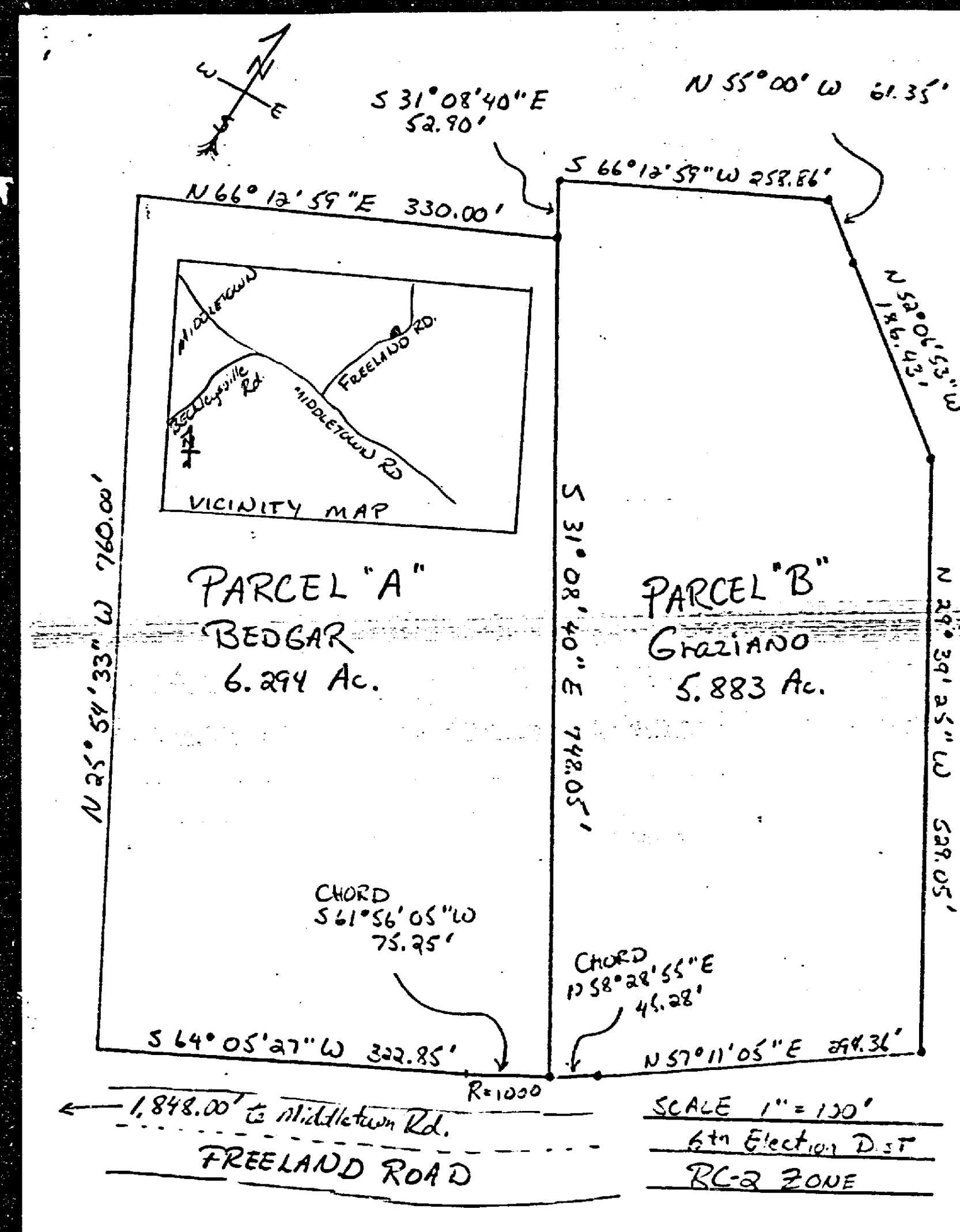
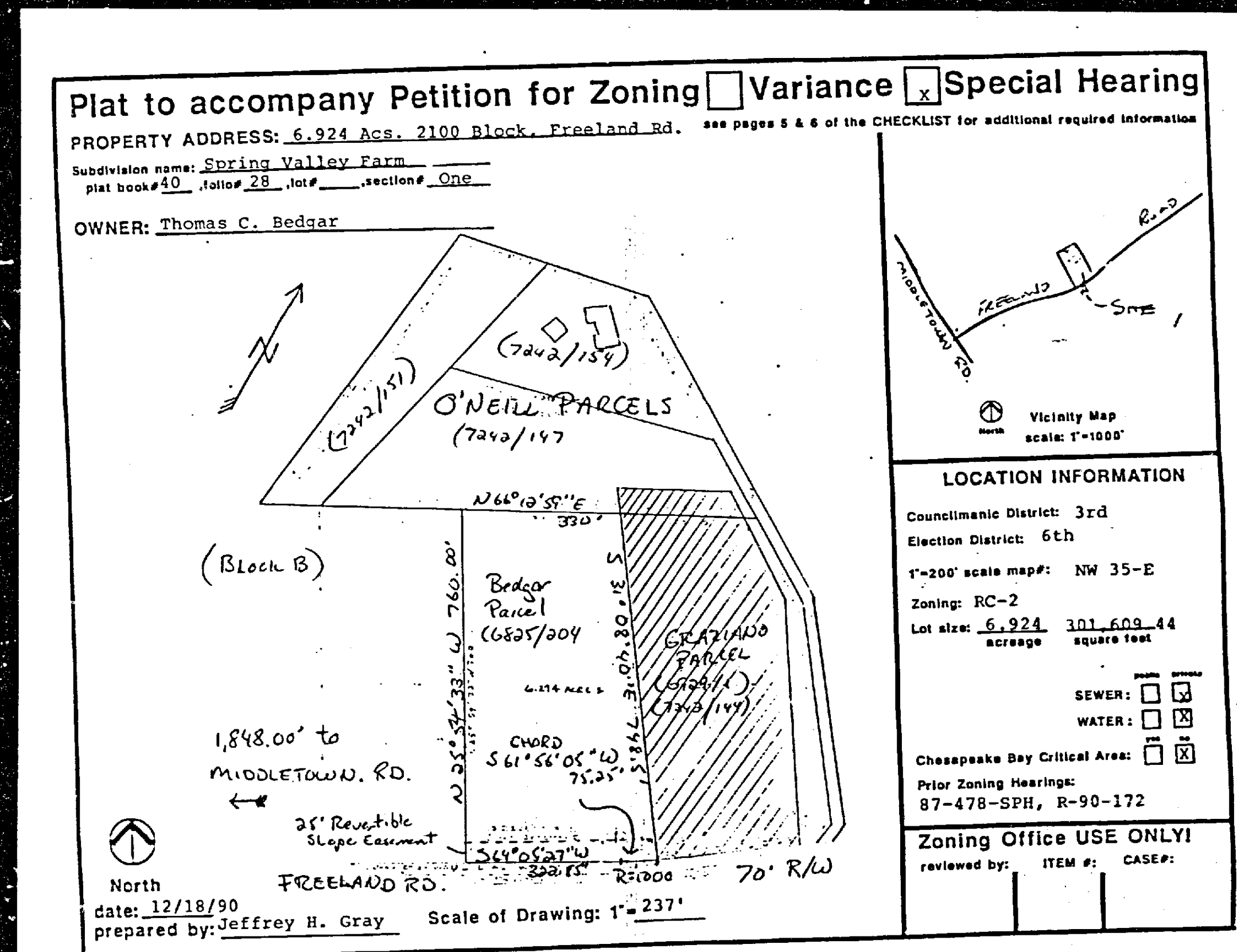
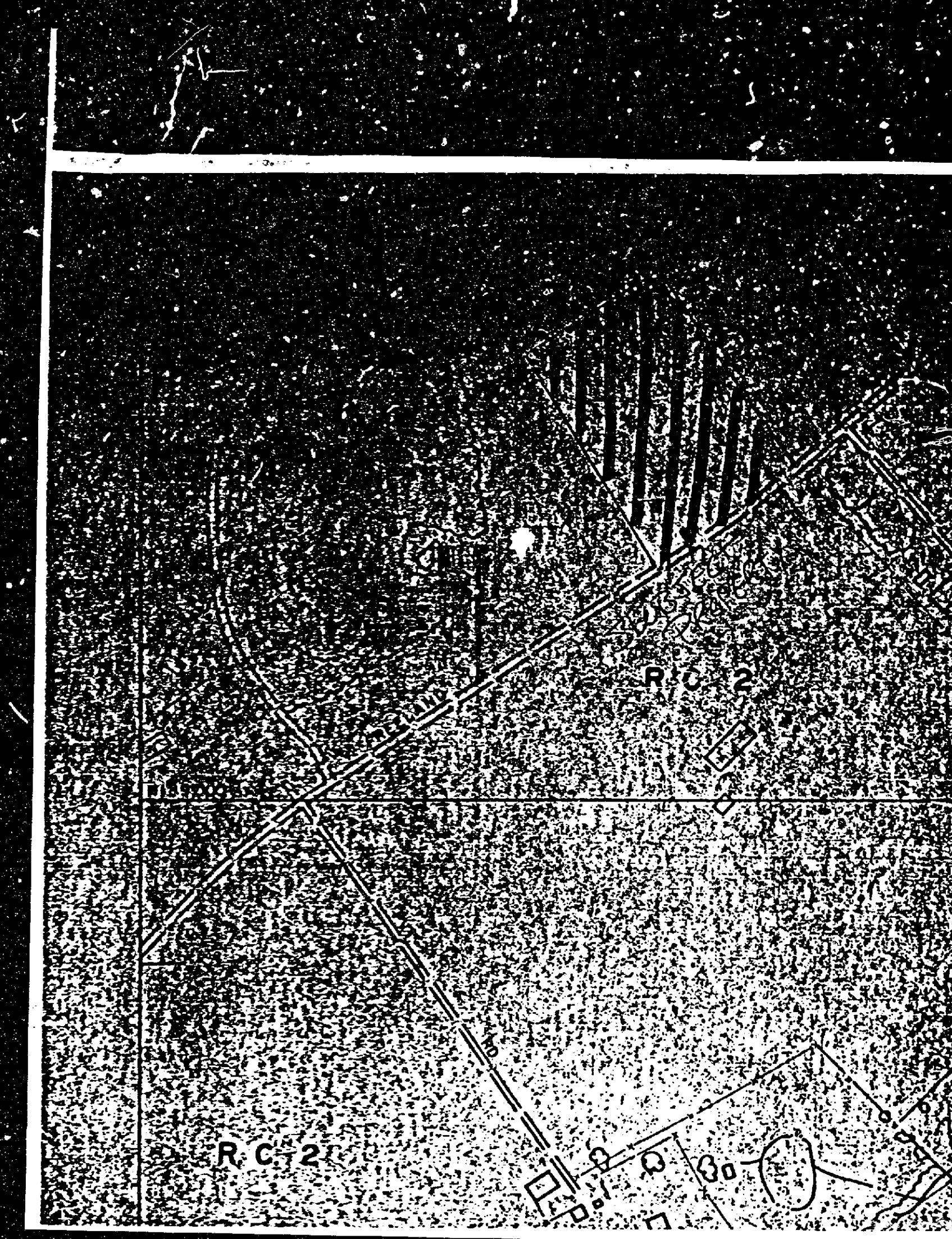
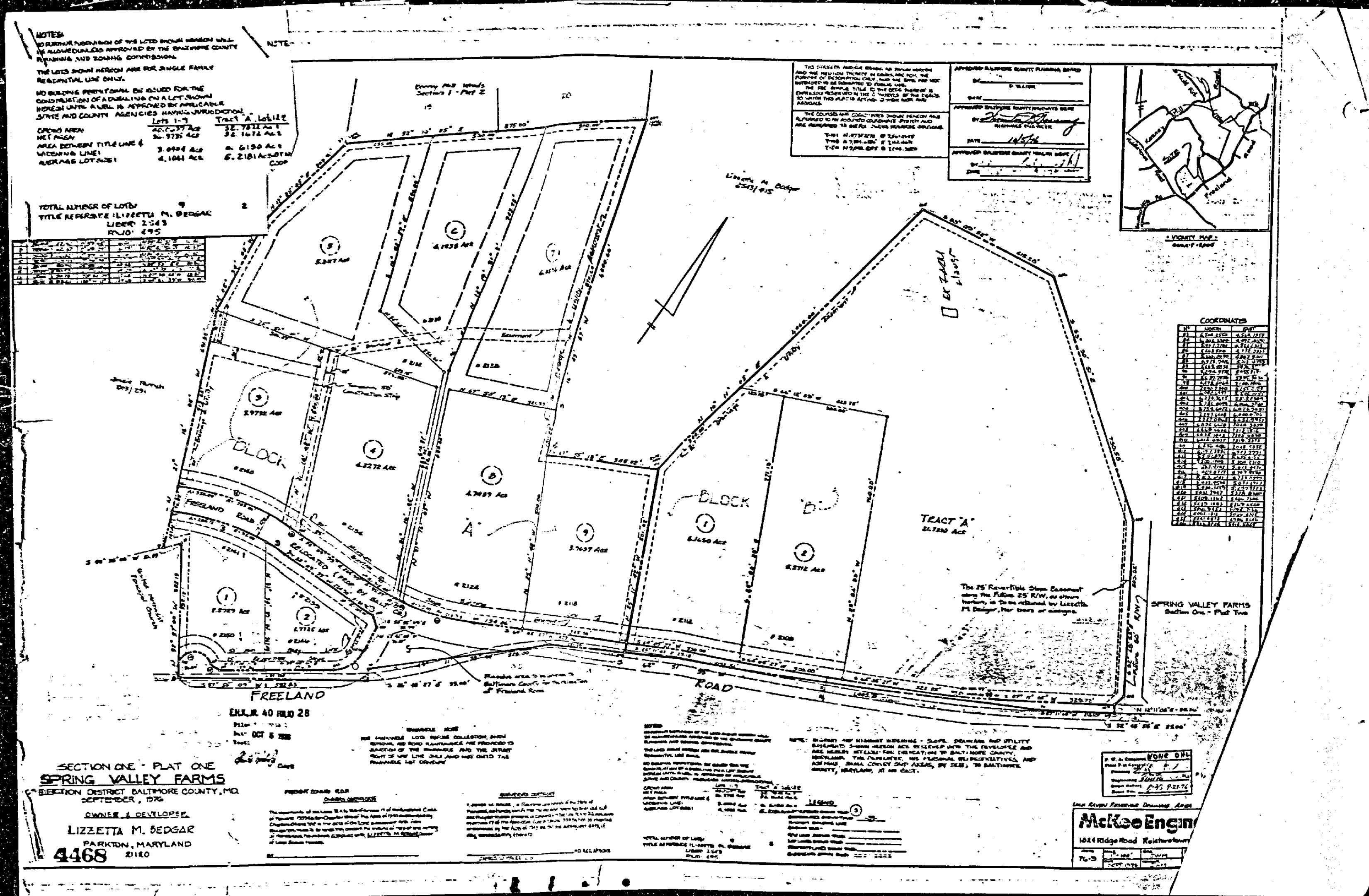
ROYSTON, MUELLER,  
MCLEAN & REID  
ATTORNEYS AT LAW  
100 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4575  
(301) 833-1800



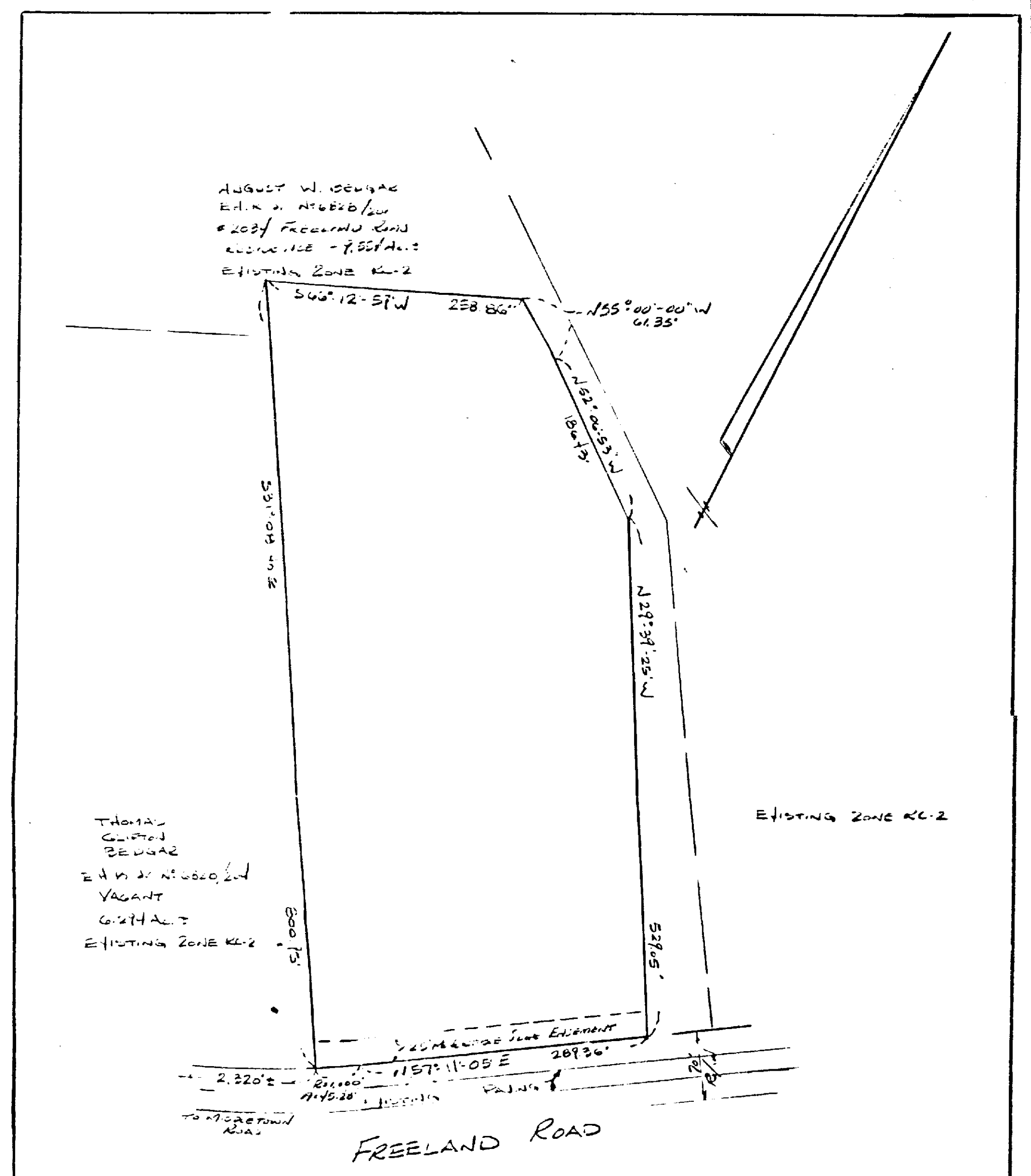
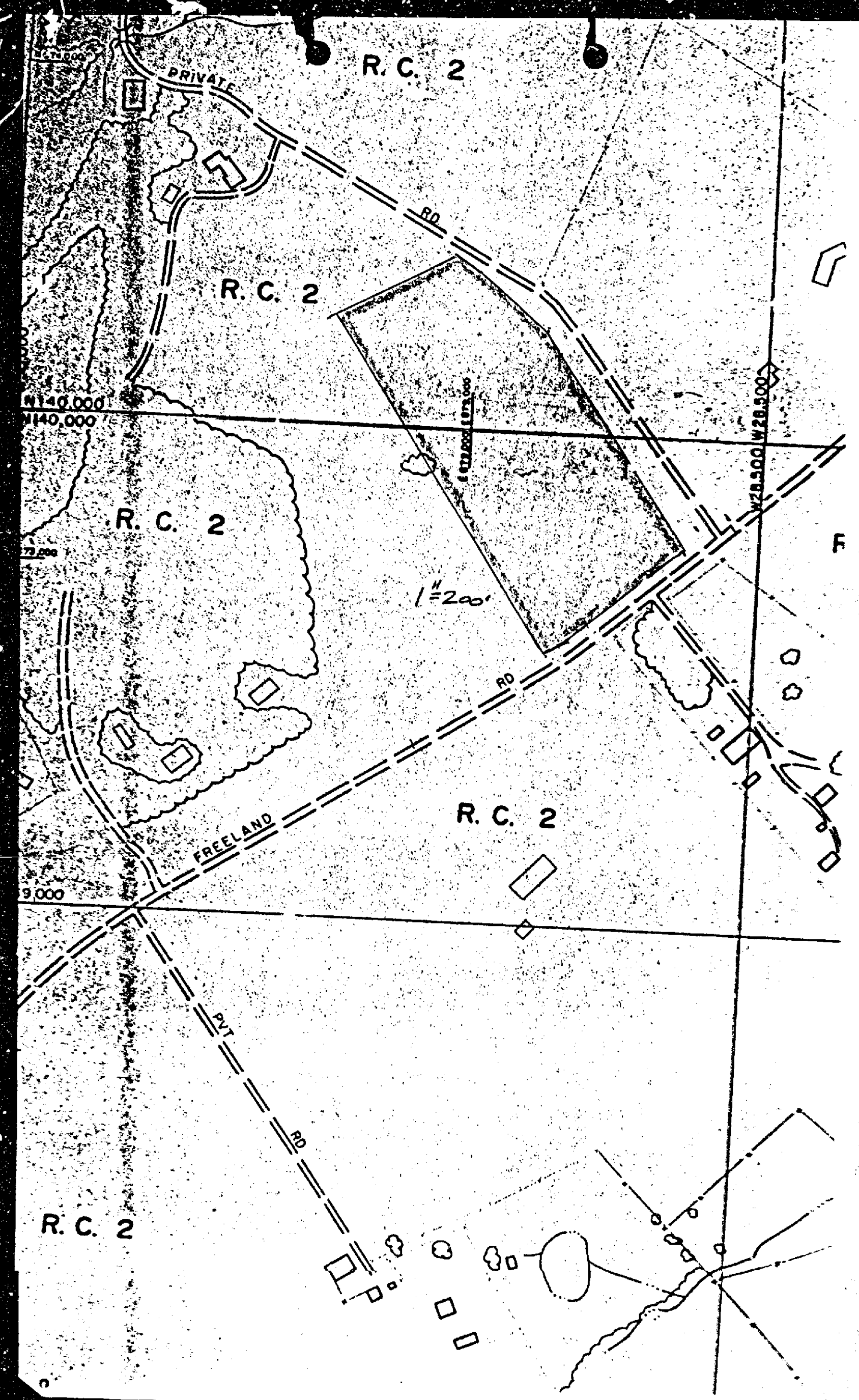












AUGUST W. BOGDAR  
 E.H.N. NO. 11028/201  
 #2004 FREELAND ROAD  
 RESIDENCE - 9,551 A.C.  
 EXISTING ZONE RC-2

THOMAS GERHOLD  
 E.H.N. NO. 11028/201  
 #2004 FREELAND ROAD  
 VACANT  
 0.294 A.C.  
 EXISTING ZONE RC-2

EXISTING ZONE RC-2  
 PROPOSED ZONE RC-5

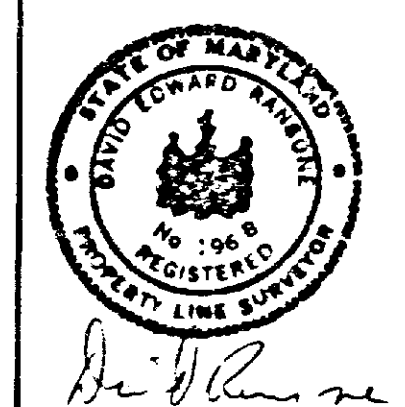
OWNER: THOMAS GERHOLD  
 1 FREELAND ROAD  
 E.H.N. NO. 11028/201  
 9,551 ACRES

OWNER: THOMAS GERHOLD  
 1 FREELAND ROAD  
 E.H.N. NO. 11028/201  
 9,551 ACRES

SCALE 1"=100' AUGUST 25, 1970

GERHOLD, CROSS & ETZEL  
 Registered Professional Land Surveyors  
 412 Delaware Avenue  
 TOWSON, MARYLAND 21204

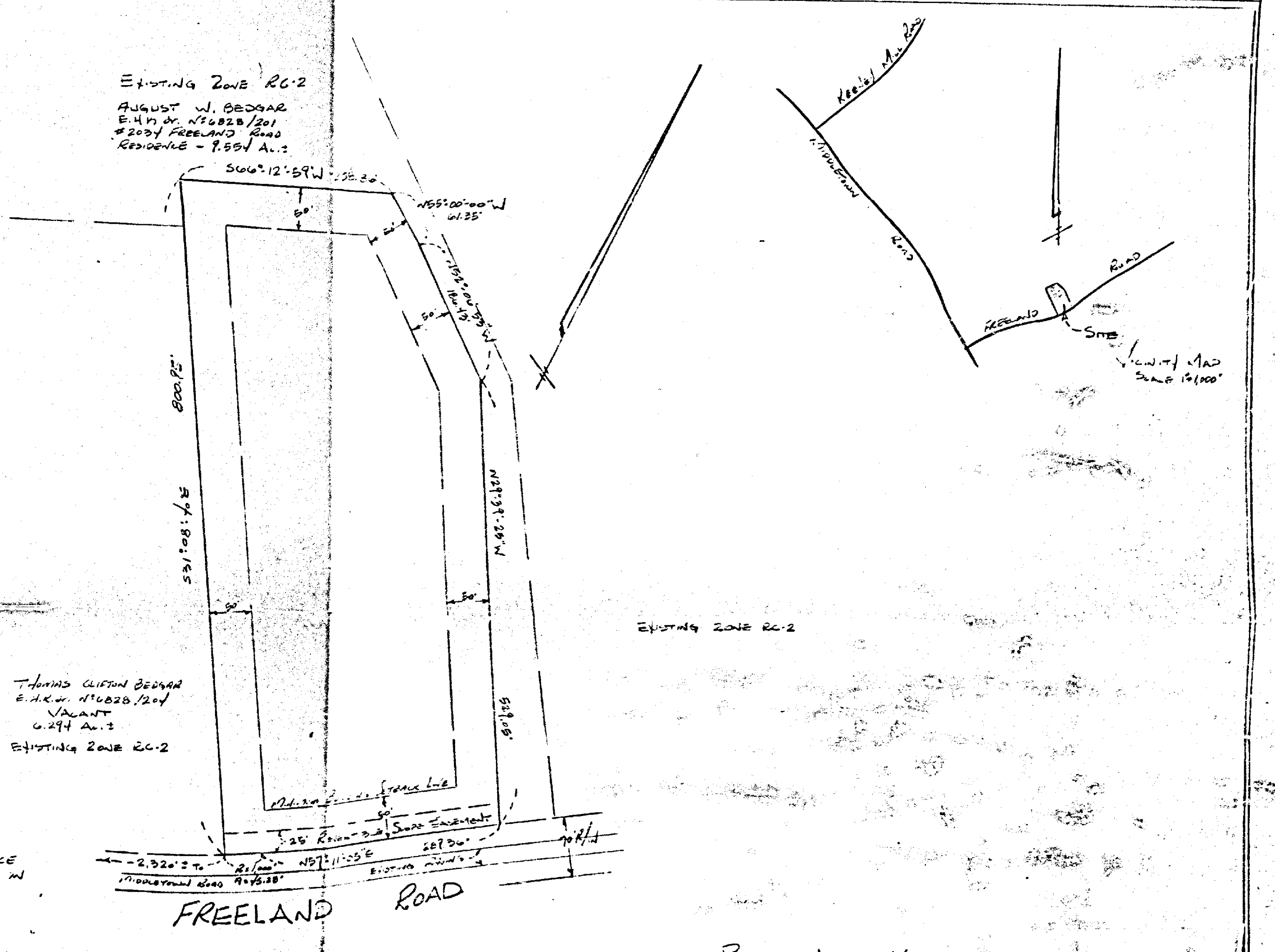
Item 3, Cycle II  
 R-90-172



PROPOSED LIMITS FOR USE OF PROPERTY SHOWN  
 PURSUANT TO B.C. 2, APPENDIX F, ARTICLE V,  
 DIVISION 3, SEC. 2-58.1 (D)

BUILDING: WIDTH - 50' MIN. 120' MAX.  
 DEPTH - 20' MIN. 75' MAX.  
 HEIGHT - NOT TO EXCEED 35'

CONSTRUCTION - BLOCK OR BRICK CONCRETE  
 FOUNDATION WALLS; FRAME  
 CONSTRUCTION; 2 1/2\"/>



AUGUST W. BOGDAR  
 E.H.N. NO. 11028/201  
 #2004 FREELAND ROAD  
 RESIDENCE - 9,551 A.C.  
 EXISTING ZONE RC-2

THOMAS GERHOLD  
 E.H.N. NO. 11028/201  
 #2004 FREELAND ROAD  
 VACANT  
 0.294 A.C.  
 EXISTING ZONE RC-2

EXISTING ZONE RC-2  
 PROPOSED ZONE RC-5

OWNER: THOMAS GERHOLD  
 1 FREELAND ROAD  
 E.H.N. NO. 11028/201  
 9,551 ACRES

OWNER: THOMAS GERHOLD  
 1 FREELAND ROAD  
 E.H.N. NO. 11028/201  
 9,551 ACRES

SCALE 1"=100' FEB 6, 1970

GERHOLD, CROSS & ETZEL  
 Registered Professional Land Surveyors  
 412 Delaware Avenue  
 TOWSON, MARYLAND 21204

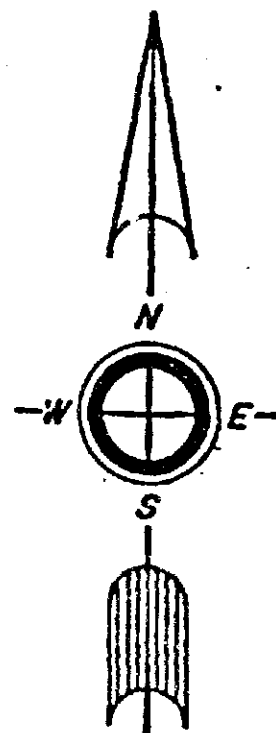
Part to accompany  
 RECLASSIFICATION PETITION  
 PART OF TRACT "A"  
 SECTION ONE PLAT ONE  
 SPRING VALLEY FARMS  
 Plat Book E.H.N. NO. 110-28  
 G.W. SECTION DIST. BARTO, G.W. NO. 13  
 323 CONGRESSIONAL DISTRICT

FEB 6, 1970

GERHOLD, CROSS & ETZEL  
 Registered Professional Land Surveyors  
 412 Delaware Avenue  
 TOWSON, MARYLAND 21204

Photocopy of #1





PARCEL "C"  
2.3752 ACRES

THIS PARCEL OR LEGAL  
DESCRIPTION WAS CREATED  
THEY SOLICIT PURPOSE OF  
150 ACRES ADJOINING  
FARM 716.52'

THIS PARCEL WITH PLANNING  
REGISTERED WITH DEPT - HARRY  
GRACE 7242/147  
DEED 7/31/86

LOT TWO  
3.0472 ACRES

EXISTING  
Brick  
Rancher  
Metal  
Bldg  
2034 FREELAND RD.

PARCEL "B"  
0.3268 ACRES

BEHOLD  
NO HOUSE  
ON THIS LOT

THOMAS GRAZIANO

FREELAND ROAD

10' R/W OVER EXIST. DRIVE  
FOR USE OF LOTS 1 & 2.

PARCEL "A"  
0.3268 ACRES

Chd N 42° 09' W, 179.11'  
Rad = 375' Arc = 180.86'

Exist Drive

N 32° 48' 55" W, 488.40'

N 29° 39' 25" W, 531.92'

S 12° 11' 05" W, 35.37'

S 57° 11' 05" W, 20.31'

S 12° 11' 05" W, 50.00'

S 57° 11' 05" W, 5.30'



PROPERTY SURVEY FOR  
**JOSEPH M. O'NEILL**  
6th DISTRICT, BALTIMORE COUNTY, MD.  
JULY 11, 1986 SCALE: 1" = 100'

JOSEPH W. SHAW, R.S.  
STEWARTSTOWN, PA

C 43-40-1

40.28  
49.73 - Resub. of b's  
Not on plan  
Blk

22. 8/21/90 END  
NOT PART OF REZONING FILE  
MARTY O'NEILL 329 6701



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

R 90-172

District: 6th Date of Posting: 2-27-90  
Posted for: Reclassification  
Petitioner: Thomas J. & Linda J. Gragnano  
Location of property: NW 1/4 of England Road, 2.200 A.C. NE of Middlestown Road  
Location of Sign: NW side of England Road in front of subject property  
Remarks: \_\_\_\_\_  
Posted by: A. J. Drake Date of return: 3-2-90  
Number of Signs: 2

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 22, 1990  
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on February 22, 1990

TOWSON TIMES,

S. Z. Orlan  
Publisher

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 22, 1990  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 22, 1990

THE JEFFERSONIAN,

S. Z. Orlan  
Publisher

**CERTIFICATE OF PUBLICATION**

Pikesville, Md., Nov 8, 1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 9th day of Nov, 1989  
the first publication appearing on the 9th day of Nov, 1989  
the second publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
the third publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

THE NORTHWEST STAR

Manager

Cost of Advertisement \$400-

PO# 0018440

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., November 10, 1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 3 successive weeks, the first publication appearing on Nov 2, 1989

THE JEFFERSONIAN,

Publisher

PO 18442  
by 1134287

**PUBLIC NOTICE**

RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1989 - APRIL, 1990 ZONING RECLASSIFICATION CYCLE II

**WESTERN SECTOR**

1. Property Owner: James M. Varnum  
Case No. 100-171, March 7, 1990  
Contract Petitioner: \_\_\_\_\_  
Location: 515 East Main Street, 1.001 A.C.  
Election District: 4th  
Countywide District: 3rd  
Proposed Zoning: R-1 - C-1  
Proposed Zoning: R-1 - C-1

**NORTHERN SECTOR**

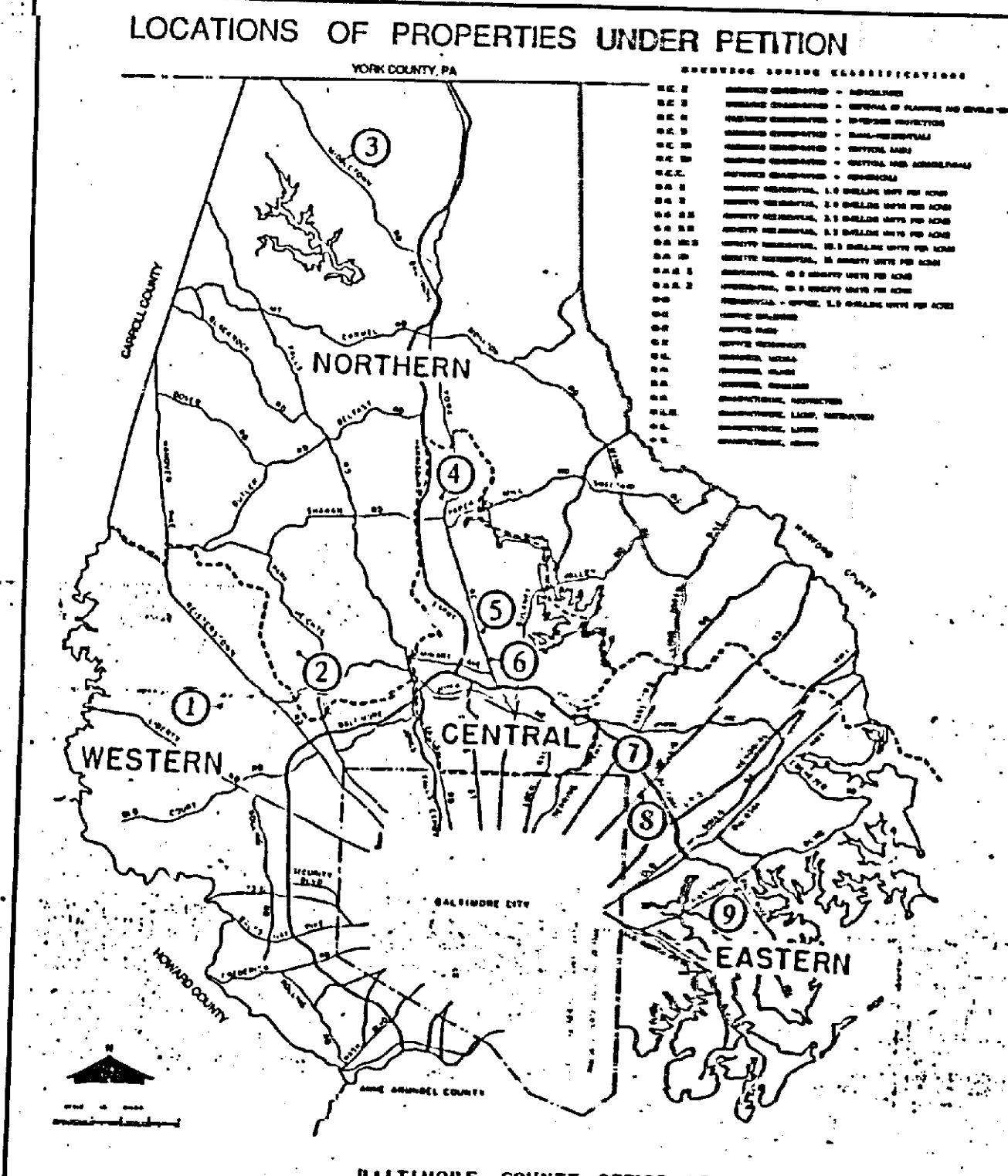
2. Property Owner: James M. Varnum  
Case No. 100-171, March 7, 1990  
Contract Petitioner: \_\_\_\_\_  
Location: 515 East Main Street, 1.001 A.C.  
Election District: 4th  
Countywide District: 3rd  
Proposed Zoning: R-1 - C-1  
Proposed Zoning: R-1 - C-1

**CENTRAL SECTOR**

3. Property Owner: James M. Varnum  
Case No. 100-171, March 7, 1990  
Contract Petitioner: \_\_\_\_\_  
Location: 515 East Main Street, 1.001 A.C.  
Election District: 4th  
Countywide District: 3rd  
Proposed Zoning: R-1 - C-1  
Proposed Zoning: R-1 - C-1

**EASTERN SECTOR**

4. Property Owner: James M. Varnum  
Case No. 100-171, March 7, 1990  
Contract Petitioner: \_\_\_\_\_  
Location: 515 East Main Street, 1.001 A.C.  
Election District: 4th  
Countywide District: 3rd  
Proposed Zoning: R-1 - C-1  
Proposed Zoning: R-1 - C-1



LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above  
BY ORDER OF  
WILLIAM HACKETT,  
CHAIRMAN, COUNTY BOARD OF APPEALS  
FOR BALTIMORE COUNTY, AND  
P. DAVID FIELDS  
DIRECTOR OF PLANNING AND ZONING

Reduced Copy of Ad ran in Jeffersonian  
on 11-2-89 and 11-9-89.

**PUBLIC NOTICE**

RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1989 - APRIL, 1990 ZONING RECLASSIFICATION CYCLE II

**WESTERN SECTOR**

1. Property Owner: James M. Varnum  
Case No. 100-171, March 7, 1990  
Contract Petitioner: \_\_\_\_\_  
Location: 515 East Main Street, 1.001 A.C.  
Election District: 4th  
Countywide District: 3rd  
Proposed Zoning: R-1 - C-1  
Proposed Zoning: R-1 - C-1

**NORTHERN SECTOR**

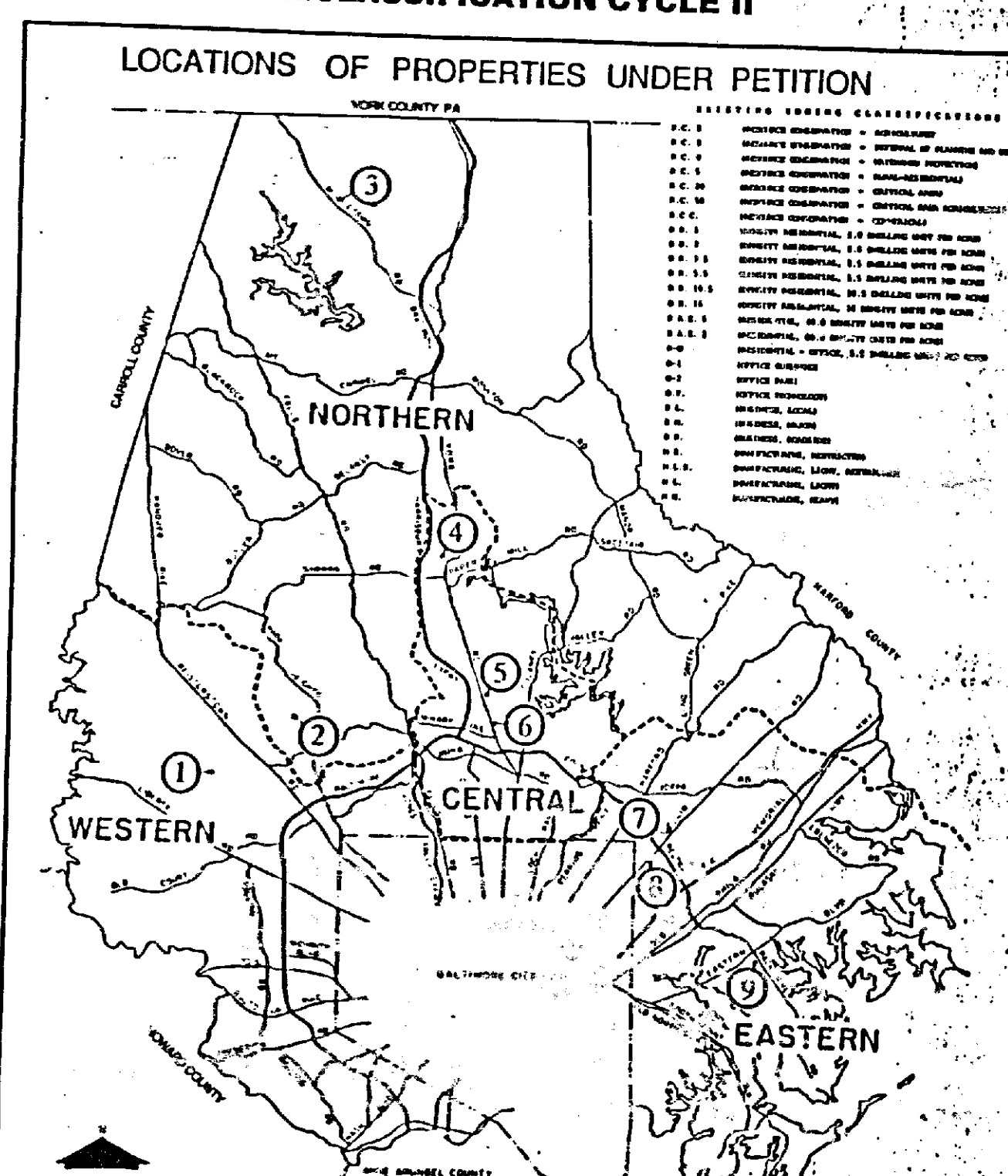
2. Property Owner: James M. Varnum  
Case No. 100-171, March 7, 1990  
Contract Petitioner: \_\_\_\_\_  
Location: 515 East Main Street, 1.001 A.C.  
Election District: 4th  
Countywide District: 3rd  
Proposed Zoning: R-1 - C-1  
Proposed Zoning: R-1 - C-1

**CENTRAL SECTOR**

3. Property Owner: James M. Varnum  
Case No. 100-171, March 7, 1990  
Contract Petitioner: \_\_\_\_\_  
Location: 515 East Main Street, 1.001 A.C.  
Election District: 4th  
Countywide District: 3rd  
Proposed Zoning: R-1 - C-1  
Proposed Zoning: R-1 - C-1

**EASTERN SECTOR**

4. Property Owner: James M. Varnum  
Case No. 100-171, March 7, 1990  
Contract Petitioner: \_\_\_\_\_  
Location: 515 East Main Street, 1.001 A.C.  
Election District: 4th  
Countywide District: 3rd  
Proposed Zoning: R-1 - C-1  
Proposed Zoning: R-1 - C-1



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Copy of Ad ran in NE Times Reporter/Booster on 11-2-89.

**CERTIFICATE OF PUBLICATION**

November 2, 1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 1, 1989

NORTHEAST TIMES BOOSTER and the  
NORTHEAST TIMES REPORTER

S. Z. Orlan  
Publisher

PO

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